



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES - OWNER: CANYON WALK, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0038-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 449

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0038-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. In no case shall a Final Map for any Designated Builder Parcel record a residential lot over an existing City of Las Vegas Bureau of Land Management (BLM) grant. Prior to or concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 24-0432-VAC1 and 24-0432-VAC3, shall be recorded to eliminate the BLM Grants in conflict with this proposed site.
5. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, all Homeowner's Association common lot elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.

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6. Grant a minimum 30-foot wide Public Sewer and Public Drainage Easement to be privately maintained for the public sewer within Common Element "C". Additionally, grant a minimum 20-foot wide Public Drainage Easement to be privately maintained within a Common Element between Lots 35 and 36 for proposed storm drain.
7. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Sky Edge Drive with appropriate pavement transitioning and a minimum two lanes of asphalt pavement on all public streets providing the main access to Designated Builder Parcels meeting Skye Summit Development Standards. Additionally, provide all required infrastructure if not already constructed or guaranteed by the Master Developer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
9. Design of horizontal and vertical distance separations for public sewer and flood control infrastructure must meet the City of Las Vegas' design criteria prior to the issuance of permits for this site, unless otherwise allowed by the City Engineer. This may require streets to be wider than what is shown on the approved Tentative Map.
10. Pursuant to Chapter 167 of the 1947 Statutes of Nevada, which established the Las Vegas Valley Water District (LVVWD) and grants it the authority to provide potable water service within the City of Las Vegas, the developer of this site shall be responsible for the design, construction, and installation of all necessary water infrastructure improvements, as required by the LVVWD. This includes, but is not limited to, the construction of pipelines, storage facilities, and other required water system enhancements to ensure adequate service capacity. The developer shall also be responsible for connecting these improvements to the existing water infrastructure in compliance with LVVWD standards and specifications. All water infrastructure improvements shall be determined and approved prior to the issuance of any off-site permits for the development. Phased compliance may be allowed if approved by LVVWD.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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12. An update to the previously approved Traffic Impact Analysis (TIA76229) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. An update to 25-0041-TMP1 may be used to satisfy this condition.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
14. Lot to lot drainage is permitted provided that drainage pathways are concrete-lined per Title 20.10.030, unless flows are conveyed through storm drain facilities as approved through the required Technical Drainage Study. All other privately maintained Public Drainage Easements must be concrete-lined per Title 20.10.030, unless flows are conveyed through storm drain facilities as approved through the required Technical Drainage Study. Any noncompliant design will only be allowed through an approved Variance of Title 20 by City Council.
15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed 172-lot single-family residential attached and detached subdivision generally located at the terminus of Centennial Parkway, west of Clark County 215.

ISSUES

- An approval letter was received from the Skye Summit Project Review Team on 01/23/25.
- This is a 172-lot single-family attached and detached residential development to be built to the R-TH (Single Family Residential Attached District) and R-CL (Residential Compact-Lot) standards in accordance with the Skye Summit Development Standards and Design Guidelines. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject properties are a part of Skye Summit, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Summit Development Standards. The Skye Summit Development Standards designate the subject property as MLA (Medium-Low Attached), which allows up to 25 dwelling units per acre. The proposed maximum density of 12.68 falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. The proposed lots range in size from 1,755 square feet to 2,557 square feet for attached products and 3,224 square feet to 5,792 square feet for detached products.

The proposed residential development will be arranged in triplex, fourplex, and single-family detached configurations. Skye Summit provides direction for required open space areas. Overall, only 13,600 square feet of open space is required, where the proposed residential development will provide 82,583 square feet of open space.

The Skye Summit Development Standards allow 12-foot exterior-facing perimeter wall faces and 16 feet for interior wall faces. Perimeter wall maximum wall heights are seven feet, where maximum retaining wall heights are six feet for exterior wall faces and 10 feet for interior wall faces. Rockery walls are allowed to be a maximum of 15 feet tall. As proposed, the depicted wall sections are consistent with the wall exhibits established in the Skye Summit Development Standards.

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The submitted site cross sections for this site depicts maximum natural grades greater than two percent across this site. Per Skye Summit Development Standards, a development is allowed a maximum 12-foot retaining wall. Per the detail sheet, exterior retaining wall heights appear to be no greater than 10 feet.

Public Works Response Regarding Utility Facilities:

The utility mains/services have not been established for this area. If the Master Developer does not provide such services to this site, it is the responsibility of the developer for this project to determine and provide adequate utility infrastructure:

- I. Sanitary Sewer: Developers must extend and connect to the City's sewer system per the Wastewater Master Plan and address any required capacity upgrades.
- II. Storm Drain: Developers are responsible for designing and constructing drainage systems in line with the required technical drainage study.
- III. Water Infrastructure: Under the Las Vegas Valley Water District Act of 1947, developers must construct and connect necessary water facilities to LVVWD infrastructure to ensure service capacity.
- IV. Energy Facilities: Developers must coordinate with NV Energy to ensure the availability of adequate electrical infrastructure and service for their projects.

These requirements are enforced through condition number four (4) of 25-0038-TMP1.

The Department of Public Works – Traffic Engineering Division has found that the project will add approximately 1,238 trips per day on Skye Edge Drive and Centennial Parkway. Counts are not available for these streets, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 98 additional peak hour trips, or about five every three minutes.

The Clark County School District projects the approximately 60 additional primary and secondary school students will be generated by the proposed residential development of this site. Of the three levels of schools serving the area (Darnell Elementary, Escobedo Middle School, and Centennial High School) only Centennial High School is over capacity for the 2024-2025 school year at approximately 17 percent over capacity.

The subject site is located in the La Madre Foothills Area of the Las Vegas 2050 Master Plan. The La Madre Foothills Area consists of predominately master-planned communities, large-lot residential estates, and traditional suburban single-family development in the area. Growth and development factors in the community indicate the need for additional single-family residential development.

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As the City continues to increase in population, new subdivisions should be developed to create additional housing stock. City-wide, Las Vegas is at a unique turning point in its history as a city where its future economy will be driven less by new subdivision growth at its periphery and more by redeveloping within existing areas. Within the Northwest area of the city and La Madre Foothills area, however, there is still land supply for new subdivision growth at the periphery.

FINDINGS (25-0469-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Skye Summit Development Standards, and has been approved by the Skye Summit Project Review Team. Therefore, staff recommends approval of this Tentative Map, subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/10/17	The City Council approved a Petition to Annex (67313-ANX) of 4,503 acres, including the subject sites through adopted Ordinance #6563.
11/06/24	<p>The City Council approved the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215 (APN 126-26-101-003), Ward 4 (Allen-Palenske).</p> <p>24-0432-GPA1 - General Plan Amendment - From: DR (Desert Rural Density Residential) To: PCD (Planned Community Development)</p> <p>24-0432-ZON1 - Rezoning - From: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] To: PD (Planned Development)</p> <p>24-0432-DIR1 – Director’s Business – Regarding the adoption of the Skye Summit Development Agreement between the City of Las Vegas and Canyon Walk, LLC</p> <p>24-0432-DIR2 - Director’s Business - Regarding the adoption of the Skye Summit Park Agreement between the City of Las Vegas and Canyon Walk, LLC</p>

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/06/24	<p>The City Council approved the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215 (APN 126-26-101-003), Ward 4 (Allen-Palenske).</p> <p>24-0432-VAC1 - Vacation – Petition to Vacate a BLM right-of-way grant generally located at the terminus of Centennial Parkway, west of Clark County 215</p> <p>24-0432-VAC2 - Vacation - Petition to Vacate public right-of-way generally located west of Sheep Mountain Parkway and south of Dorrell Lane</p> <p>24-0432-VAC3 - Vacation - Petition to Vacate a BLM Drainage right-of-way grant generally located at the terminus of Centennial Parkway, west of Clark County 215</p> <p>24-0432-TMP1 - Tentative Map - Skye Summit – For a proposed 24-lot subdivision (Parent Tentative Map)</p>
01/07/25	A Final Map (100470-FMP) was submitted for Skye Summit Phase, a seven-lot parent final map located at the terminus of Centennial Parkway, west of Clark County 215. Not recorded yet.

<i>Most Recent Change of Ownership</i>	
05/24/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses.	

<i>Pre-Application Meeting</i>	
01/23/25	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
01/27/25	Staff conducted a routine field check of the subject site and observed undeveloped land. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	14.61
Net Acres	13.57

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MLA (Medium-Low Attached)	PD (Planned Development)
North		COM (Commercial)	
South		MLA (Medium-Low Attached)	
East	Sheep Mountain Parkway (Right-of-Way)	Sheep Mountain Parkway (Right-of-Way)	Sheep Mountain Parkway (Right-of-Way)
West	Undeveloped	L (Low)	PD (Planned Development)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: La Madre Foothills	Y
Skye Summit Development Standards	Y
Special Area and Overlay Districts	Compliance
PD (Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Skye Summit Development Standards (R-TH), the following standards apply:

Standard	Required/Allowed
Min. Lot Size	1,280 SF
Min. Lot Width	24 Feet
Front (Garage Side) Min. Setback	3 feet to Courtyard Wall 3 Feet to Porch 5 Feet to Single Story Living 2 Feet to Second Story Living 5 Feet to 20 Feet to face of Front Entry Garage Door
Side Min. Setback	0 Feet at common wall 5 Feet at building end wall 10 Feet between buildings while still complying with building codes
Corner Side Min. Setback	10 Feet to back of curb or sidewalk
Rear (Opposite of Garage-side) Min. Setback	0 Feet to Courtyard Wall 3 Feet to Porch 3 Feet to Patio 5 Feet to First and Second Story Living

Pursuant to Skye Summit Development Standards (R-CL), the following standards apply:

Standard	Required/Allowed
Min. Lot Size	2,000 SF
Min. Lot Width	N/A
Front (Garage Side) Min. Setback	5 Feet to Porch 10 Feet to Single Story Living 14 Feet to Second Story Living 20 Feet to Face of Front Entry Garage Door 5 Feet to Second Story living over Garage 5 Feet to Porch 5 Feet to Single Story Living 5 Feet to Second Story Living 20 Feet to Face of Front Entry Garage Door
Side Min. Setback	0 Feet at common wall 5 Feet at building end wall
Corner Side Min. Setback	10 Feet to back of curb or sidewalk
Rear (Opposite of Garage-side) Min. Setback	15 Feet

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Pursuant to the Skye Summit Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
• East	N/A		0 Feet	N/A
• West	6 Feet		6 Feet	Y
Overall Wall Height	12 feet Exterior / 16 Feet Interior		12 Feet Exterior/ 16 Feet Interior	Y
Max. Perimeter Wall Height	7 Feet Screen Wall		7 Feet Screen Wall	Y
Maximum CMU Retaining Wall Height	6 Feet Exterior/10 Feet Interior		6 Feet Exterior/ 10 Feet Interior	Y
Maximum Rockery Wall Height	15 Feet Exterior/Interior		15 Feet Exterior/Interior	Y

<i>Open Space – Skye Summit</i>			
<i>Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
	<i>Area</i>	<i>Area</i>	
Common Open Space	13,600 SF	82,583 SF	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Skye Edge Drive	Collector Street	Master Plan of Streets and Highways Map	70 Feet	Y

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19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	16	
Intersection - Internal		9
Cul-de-sac or Hammerhead Terminus		
Intersection - External Street or Stub Terminus		4
Intersection - Stub Terminus with Temporary Turnaround Easements		
Non-Vehicular Path - Unrestricted	2	
Total	18	13
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.38

Pursuant to Skye Summit Development Standards, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family Attached	91 units	1 per unit	91				
Residential, Single Family, Detached	56 units	2 per unit	112				
Guest Parking	1 space per 6 units		16				
TOTAL SPACES REQUIRED			219		294		Y
Regular and Handicap Spaces Required			217	2	292	2	Y