

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: OCTOBER 19, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0412-VAC1	Staff recommends APPROVAL, subject to conditions:	
22-0412-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 12**NOTICES MAILED** 548 (by City Clerk)**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

22-0412-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be unused slope easement that is west of Sheep Mountain Parkway and south of Iron Mountain Road.
2. Wall construction and grading is allowed within the Public Slope Easement prior to the recordation of the Order of Vacation. However, the Order of Vacation shall not record until a retaining wall is constructed, inspected, and accepted by the City to eliminate the need for the Slope Easement.
3. This Order of Vacation shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
8. If the Order of Vacation is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0412-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. Approval of Minor Deviations (22-0412-DVN1 through DVN21) and Vacation (22-0412-VAC1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

7. No permits shall be issued and no Final Maps for this site shall record until all remaining Master Developer infrastructure identified in the Skye Canyon Development Agreement is constructed or guaranteed to the satisfaction of the Director of Public Works.
8. 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.
9. 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.
10. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element "Q" on the Final Map for this site.
11. The proposed unit count of 448 is greater than the capacity reserved for Parcel 5.06 per the Skye Canyon West Wastewater Masterplan (WWMP). Provide a WWMP Update justifying the increased flow to Skye Canyon Park Drive. Update the reserved capacities for the parcels fronting Skye Canyon Park Drive to verify that the added flow from 5.06 will not cause downstream capacity shortfalls. Comply with the recommendation of the Sanitary Sewer Section of the Department of Public Works.
12. An update to the previously approved Master Traffic Impact Analysis 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.

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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. Any Drainage right of way or public drainage easements that need to be vacated must be addressed by the approved drainage study and any new drainage easements indicated by the study must be granted and must record concurrently with the Order of Vacation.
14. 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.
15. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map request for a proposed 449-lot single-family detached and attached residential subdivision on a portion of 106.18 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway.

ISSUES

- It is noted that this is the last residential entitlement request in the Skye Canyon Development Agreement. As such, all required infrastructure improvements must be constructed or guaranteed prior to any permits or mapping for this site.
- The Planning Commission approved Major Modification (MOD-78707) of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) district to allow a 1,280 square-foot lot size for townhomes.
- Vacation (22-0412-VAC1) is requested to vacate the Slope Easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff supports the request.
- Associated Minor Deviations (22-0412-DVN1 through DVN21) are requested to allow varied driveway lengths for the proposed townhomes. These will be reviewed administratively post Tentative Map approval.
- An approval letter, date stamped 08/09/22, from the Skye Canyon Design Review Committee is included with this request.

ANALYSIS

The subject site is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards. The applicant has proposed to develop 61.90 acres of the existing 106.18-acre site with a proposed 449-lot single-family detached and attached residential subdivision.

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The Skye Canyon Land Use Plan designates the proposed area to be developed as L (Residential Low), which allows up to 15 residential units per gross acre with an average 5.49 units per acre. The proposed density on the 61.90-acre site will be approximately 7.40 dwelling units per acre, which falls within the maximum allowed. The dwelling units will be constructed to the Skye R-2 (Medium-Low Density Residential) development standards, which call for single family detached, duplex and townhome development products with a minimum lot size of 2,000 square feet. Townhome lots are allowed a minimum lot size of 1,280 square feet.

This site is part of a master plan with its own improvement standards, and it is not subject to Title 19.04 street design requirements; however, it must comply with the applicable Skye Canyon street sections. The correct street sections have been included on the map in accordance with the Skye Canyon Village Street and Trail Exhibit. Per the tables in the Skye Canyon Development Standards, perimeter and retaining walls with slopes are allowed a maximum eight-foot maximum perimeter retaining wall. All perimeter retaining walls meet the eight-foot requirement.

FINDINGS (22-0412-VAC1)

Staff has no objection of the Petition to Vacate the Slope Easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City's Order of Vacation. Staff recommends approval, subject to conditions. It is noted that per Title 19.16.080.F, this item is eligible to be made Final Action at the Planning Commission.

FINDINGS (22-0412-TMP1)

With the approval of associated Minor Deviations (22-0412-DVN1 through DVN21), the proposed Tentative Map will conform to all Nevada Revised Statutes, Title 19 and the Skye Canyon Development Standards. It has also been approved by the Skye Canyon Design Review Committee. Therefore, staff recommends approval subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/11	The City Council approved a request to Amend the Master Plan of Streets and Highways (GPA-41958) to realign Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road and delete master planned roadways within the Kyle Canyon master plan area. Planning Commission and staff recommended approval.
	The City Council approved a request for a Petition to Vacate (VAC-42250) portions of the Sheep Mountain Parkway right-of-way grant. Planning Commission and staff recommended approval.
04/08/14	The Planning Commission approved a Tentative Map (TMP-53058) for a 45- lot subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
06/10/14	The Planning Commission approved a Petition to Vacate (VAC-53843) Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53895) for a 173-lot single-family subdivision (Skye Canyon Parcel 1.2) on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53908) for a 209-lot single-family subdivision (Skye Canyon Parcel 1.3) on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53911) for a 204-lot single-family subdivision (Skye Canyon Parcel 1.4) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommended approval.
07/08/14	The Planning Commission approved a Tentative Map (TMP-53897) for a 157-lot single-family subdivision (Skye Canyon Parcel 1.1) on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way. Staff recommended approval.
12/09/14	The Planning Commission approve a Petition to Vacate (VAC-56656) a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue. Staff recommended approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/13/17	The Final Map (FMP-61563) for a 13-POD residential/park subdivision was recorded.
06/09/20	The Planning Commission approved Major Modification (MOD-78707) of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) district to allow a 1,280 square-foot lot size for townhomes.
07/12/22	The Planning Commission approved Vacation (22-0250-VAC1) Petition to Vacate a Public Drainage Easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Department of Planning Staff recommend approval.
09/13/22	<p>The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on a portion of 106.18 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), T-D (Traditional Development) Zone [L (Residential Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore)</p> <ul style="list-style-type: none"> • 22-0412-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY EASEMENTS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND SHEEP MOUNTAIN PARKWAY. NOTE: The easements being considered in this application are SLOPE Easements. • 22-0412-TMP1 - TENTATIVE MAP - SKYE CANYON PARCEL 5.06 - FOR A PROPOSED 449-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION

<i>Most Recent Change of Ownership</i>	
01/14/20	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business license related to the subject site.	

<i>Pre-Application Meeting</i>	
07/20/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

08/04/22

Staff conducted a routine field check and found an undeveloped area with desert vegetation. No issues were noted.

Details of Application Request**Site Area**

Gross Acres 106.18

Net Acres 61.90

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped - Clark County	OL (Open Lands) - Clark County	R-U (Rural Open Land) - Clark County

Master and Neighborhood Plan Areas	Compliance
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	Compliance
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	Compliance
Trails (Skye Canyon) – Equestrian	Y
Las Vegas Redevelopment Plan Area	N/A

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Kyle Canyon R-2 (Medium-Low Density Residential) Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	2,000 SF	3,292 SF	Y
	1,280 SF for townhomes	1,417 SF	
Front Setback	<ul style="list-style-type: none"> • 3' to Second Story Living over Garage • 5' to porch • 10' to Single Story Living • 14' to Second Story Living • <5' or 18' to face of Garage Door 	<ul style="list-style-type: none"> • 3' to Second Story Living over Garage • 5' to porch • 10' to Single Story Living • 14' to Second Story Living • Varies 	N*
Side Setback	<ul style="list-style-type: none"> • 0' at common wall • 3' at building end wall 	<ul style="list-style-type: none"> • 0' at common wall • 3' at building end wall 	Y
Corner Setback	<ul style="list-style-type: none"> • 5' 	<ul style="list-style-type: none"> • 5' 	Y
Rear Setback	<ul style="list-style-type: none"> • 5' 	<ul style="list-style-type: none"> • 5' 	Y

*Associated Minor Deviations (22-0412-DVN1 through DVN21) are requested to allow varied driveway lengths for the proposed townhomes. These will be reviewed administratively post Tentative Map approval.

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Pursuant to the Skye Canyon development Standards, the following parking standards apply:

Use	Gross Floor Area or Number of Units	Required		
		Parking Ratio	Parking	
			Regular	Handi-capped
Single Family Detached and Attached	449	2 Unimpeded Spaces Per Dwelling Unit	898	
TOTAL SPACES REQUIRED			898	