



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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December 16, 2021

Mr. Robert Beville
Century Communities of Nevada
6345 South Jones Boulevard, Suite #400
Las Vegas, Nevada 89118

**RE: 21-0600-VAC1 AND 21-0600-TMP1
CITY COUNCIL MEETING OF DECEMBER 15, 2021**

Dear Mr. Beville:

The City Council at a regular meeting held on **December 15, 2021** voted to **APPROVE** the following Land Use Entitlement project requests of 4.07 acres on the north side of W Skye Canyon Park Dr, approximately 595 feet west of Egan Crest Drive (APNs 126-12-614-065 and 066; 126-12-614-111 through 114 and 126-12-695-006), T-D (Traditional Development) Zone [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore).

- **21-0600-VAC1** - VACATION - TO VACATE RIGHT-OF-WAY ALONG WITH EXISTING DRAINAGE AND SEWER EASEMENTS
- **21-0600-TMP1** - TENTATIVE MAP - SKYE CANYON PARCEL 2.10 (LOT 99A) - FOR A THREE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0600-VAC1 approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be the unused Public Sewer and Public Drainage Easements within the Fallow Street roadway alignment shown on the Skye Canyon 2.10 Phase 1 Final Map (Book 165, Page 25 of Plats).
2. This Order of Vacation shall record immediately prior to and concurrent with the Final Map associated with Tentative Map [21-0600-TMP1].

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3. Prior to the recordation of the Order of Vacation, an update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public. Provide and improve all drainageways recommended in the approved drainage study update. The Drainage Study update required by 21-0600-TMP1 may be used to fulfill this requirement.
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. 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. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retain.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year 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.

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21-0600-TMP1 approval is subject to the following 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. 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.
4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

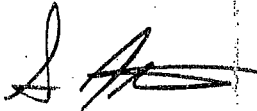
Public Works

6. Immediately prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation to remove unused Public Sewer and Public Drainage Easements must record.
7. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an amended apportionment report for the per lot assessment of all lots following recordation of the Final Map.
8. Revise the civil improvement drawings, L20-02635, to match the recorded Final Map.
9. An update to the previously approved 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, the submittal of any construction drawings, or the recordation of a Final Map, whichever may occur first. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
11. Comply with all applicable conditions of approval for the Sky Canyon 4 Parent Tentative Map (TMP-77328) and any other site related actions.

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The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. George Papacostas
Century Communities of Nevada
6345 South Jones Boulevard, Suite #400
Las Vegas, Nevada 89118

Ms. Hannah Swan
Westwood Professional Services
5725 West Badura Avenue, Suite #100
Las Vegas, Nevada 89118