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February 14, 2024

Joe Genovese  
Century Communities Nevada LLC  
6345 South Jones Boulevard, Suite 400  
Las Vegas, Nevada 89118

**RE: 23-0594-VAC1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate public drainage easements generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway, Ward 6 (Brune).

This approval is subject to the following amended conditions:

1. The limits of this Petition of Vacation shall be the existing Public Drainage Easement located at the southwest corner of Iron Mountain Road and the Sheep Mountain Parkway alignment granted as recorded document #20220808:00390, on Assessor Parcel Number 126-12-101-006.
2. This Order of Vacation shall record immediately prior to and concurrent with any of the Phase 2 or Phase 4 Final Maps related to the Tentative Map for Skye Canyon 5.06 [22-0412-TMP1]. The Phase 1 buffer improvements (L23-00752) must be completed and a Drainage Study Update approved prior to the Order of Vacation recording. Final Maps associated with Skye Canyon 5.06 [22-0412-TMP1] must correctly show Public Drainage Easements as they exist at the time of recordation. No building permits will be allowed for lots 213 through 220 or any other lots with Skye Canyon 5.06 that are in conflict with any Public Drainage Easements.
3. 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.
4. Comply with all applicable conditions of approval for Skye Canyon 5.06 (22-0412-TMP1) prior to recordation of the Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. 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 Title 19. 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.
7. If the Order of Vacation is not recorded by October 19, 2026 or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

This action by the Planning Commission on February 13, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after February 27, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Mariah Prunchak  
Westwood Professional Services  
5725 West Badura Avenue, Suite 100  
Las Vegas, Nevada 89118