



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT

**SETH T. FLOYD**

EXECUTIVE DIRECTOR

October 23, 2025

**CORRECTED LETTER**

Chris Armstrong  
Canyon Walk, LLC  
11411 Southern Highlands Parkway  
Las Vegas, Nevada 89141

**RE: 25-0296 [MOD1 AND TMP1]  
CITY COUNCIL MEETING OF OCTOBER 15, 2025**

Dear Applicant:

The City Council at a regular meeting held on **October 15, 2025** voted to **APPROVE** the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215 (APNs multiple), Ward 4 (Allen-Palenske).

**25-0296-MOD1** - MAJOR MODIFICATION - TO AMEND THE SKYE SUMMIT DESIGN GUIDELINES, MASTER LAND USE PLAN, MASTER PHASE MAP, MASTER TRAIL PLAN, MASTER STREET SECTION EXHIBIT, AND PARK AGREEMENT, AND TO MODIFY THE PARK TRIGGERS

**25-0296-TMP1** - TENTATIVE MAP - SKYE SUMMIT PHASE 2-4 - FOR A 17-LOT SUBDIVISION (PARENT TENTATIVE MAP) [APNs 126-26-101-005, 126-23-301-001, 126-23-301-002, 126-23-699-002, 126-23-799-001]

This approval is subject to the following conditions:

**25-0296-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 the Major Modification (25-0296-MOD1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**CITY HALL**

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**Public Works**

5. Petitions of Vacation, such as 24-0432-VAC1 and 24-0432-VAC3, within this site should record immediately prior to (concurrent with) the appropriate Development Phase Final Map for this site. If the related Vacation application(s) have not recorded prior to the recordation of the associated Development Phase Final Map, the Bureau of Land Management (BLM) grants shall be shown on the related Development Phase Final Map, and the vacation shall record prior to the recordation of any Designated Builder Parcel Final Map overlying the grant area. In no case shall a Final Map for any Designated Builder Parcel record a residential lot over an existing City of Las Vegas (BLM) grant.
6. If not already dedicated, dedicate Sheep Mountain Parkway based upon the agreed geometry as depicted on the approved Proof of Concept plan prior to or concurrent with the appropriate Development Phase Final Map for this site. Dedicate public streets and grant all appropriate public easements for future common lot areas, with each Development Phase Final Map. A delineated easement providing access, sewer, drainage, and utility rights through Parcel 3.2 to Parcel 3.2A must be granted on the Final Map that creates these Designated Builder Parcels.
7. No further mapping or entitlement applications will be accepted by the City for parcels that are encumbered by the Kyle Canyon Detention Basin Right-of-Way Grant pursuant to Section 7.07(f) of the Skye Summit Development Agreement.
8. Prior to the recordation of each Development Phase Final Map for this site, construct all public streets to meet the Skye Summit standards in accordance with the Phasing Map in the Skye Summit Development Agreement. In accordance with the Skye Summit Development Agreement, improvements must be guaranteed prior to mapping of Development Phase Final Maps. In lieu of posting a bond based on 100% design plans for adjacent streets, a conceptual bond with a 30% contingency for the off-site improvements adjacent to each Development Phase Final Map may be posted prior to the recordation of any mapping. The improvements phasing map may be modified as outlined in Section 3.03.b of the Development Agreement.
9. 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.

10. Grant minimum 20-foot wide Public Sewer Easements to be privately maintained for any public sewer not within the public right-of-way. Provide a maintenance path wherever required by the Sanitary Sewer Section of the Department of Public Works. Any Public Sewer Easement recorded by separate document should be processed prior to submitting the related Final Map mylar. The recorded document number will be required on the final map where the easement is called out prior to issuing final Mylar approval for Sewer.
11. 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.
12. 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.
13. 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.
14. 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.
15. An update to the previously approved Master 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.

16. 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.
17. 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 or the Skye Summit Development 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.

**Fire & Rescue**

18. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2025.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Roxanne Leigh  
Westwood Professional Services  
5725 West Badura Avenue, Suite 100  
Las Vegas, Nevada 89118