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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

November 19, 2025

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

**RE: 25-0454-TMP1
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 175-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 36.86 acres generally located northwest of the intersection of Tropical Parkway and the Skye Edge Drive alignment (APNs 126-26-210-001 and 126-26-210-002), PD (Planned Development) Zone [L (Residential Low) Skye Summit Special Land Use Designation], Ward 4 (Allen-Palenske).

This 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. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. Per condition #6 of 24-0432-TMP1, 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. 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

recording 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.

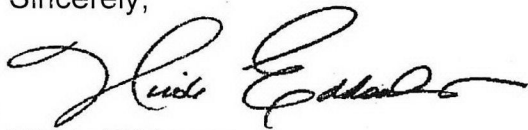
5. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, all Homeowner's Association common lot elements and any private 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.
6. Grant a minimum 20-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Elements "B" and "S". Additionally, grant a 20-foot wide Public Drainage Easement to be privately maintained for the public drainage facilities within Common Elements "D" and "A".
7. 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 easement or in the vehicle ingress or egress pathways to easements.
8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Sky Edge Drive and Tropical Parkway 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.
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.
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. Additionally, If not already constructed by the master developer, construct a trail crossing across Skye Edge Drive adjacent to CE "A".
13. Provide pedestrian connections to the trail crossing on Skye Edge Drive next to Common Element "A" and between lots 16 and 17 to the sidewalk on Tropical Parkway. Alternatively, contact the Transportation Engineering Division of the Department of Public Works to submit a pedestrian circulation plan to alter these pedestrian connection points.
14. 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.
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.

This action by the Planning Commission on **November 18, 2025** is final unless a written appeal is filed with the City Clerk within seven 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 **November 25, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven 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:jr

cc:

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