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July 15, 2026

Bobby Williamson
Canyon Walk LLC
11411 Southern Highlands Parkway, Suite 300
Las Vegas, Nevada 89141

**RE: 26-0208 [MOD1, DVN1, AND TMP1]
PLANNING COMMISSION MEETING OF JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215, Ward 4 (Allen-Palenske).

26-0208-MOD1 - MAJOR MODIFICATION - TO AMEND THE SKYE SUMMIT DESIGN GUIDELINES, MASTER LAND USE PLAN, MASTER TRAIL PLAN, MASTER STREET SECTION EXHIBIT, AND TO REDESIGNATE PARCEL 3.3 FROM ML (MEDIUM LOW RESIDENTIAL) TO MLA (MEDIUM LOW ATTACHED RESIDENTIAL) SKYE SUMMIT SPECIAL LAND USE DESIGNATION

26-0208-DVN1 - DEVIATION - TO ALLOW A SECTION OF THE SHEEP MOUNTAIN PARKWAY PERIMETER WALL THAT DOES NOT CONFORM TO SKYE SUMMIT DEVELOPMENT STANDARDS FOR HEIGHT [10.27-ACRE PORTION OF APN 126-23-301-004]

26-0208-TMP1 - TENTATIVE MAP - SKYE SUMMIT PARCEL 3.3 - FOR A PROPOSED 130-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION [10.27-ACRE PORTION OF APN 126-23-301-004]

This approval is subject to the following conditions:

26-0208-MOD1 CONDITIONS:

Planning

1. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0208-DVN1 CONDITIONS:

Planning

1. A Major Deviation is hereby approved to allow a 12-foot retaining wall height for a section of the Sheep Mountain Parkway perimeter wall where ten feet is the maximum allowed.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0208-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 Major Modification (26-0208-MOD1) and Major Deviation (26-0208-DVN1) 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.

Public Works

5. Per condition #5 of 25-0296-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.

6. 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.
7. Grant a minimum 20-foot wide Public Sewer and minimum 20-foot wide Public Drainage Easement within Common Elements "G" and "H" on the Final Map for this site, where applicable. 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. Proposed storm drain may required a 5-foot wide Public Drainage Easement with valley gutters and wall openings or alternatives, as approved in the required Technical Drainage Study.
8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Sky Edge Drive 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. The planned public trail adjacent to the northside of this site is part of this requirement. 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. 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.
10. A minimum two lanes of asphalt pavement on all village streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
11. 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.

12. Submit a gated queueing analysis to the Transportation Engineering Division to demonstrate adequate on-site storage capacity. Queues for the subdivision shall not extend into the public right-of-way as a result of the operations on this site. The queueing analysis must receive approval prior to issuance of permits.
13. Provide pedestrian connections near lots 13 and 57 as shown on the approved Tentative Map. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation 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 recommendation of the approved pedestrian circulation plan. Additionally, comply with approved Traffic Impact Analysis #TIA76229-1.
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, including any necessary Public Drainage Easements. 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.

Fire & Rescue

17. 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.

This item will be considered by the City Council on August 19, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Bobby Williamson
Ninety-Five Management, LLC
11411 Southern Highlands Parkway, Suite 300
Las Vegas, Nevada 89141

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Westwood Professional Services
5725 West Badura Avenue, #100
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