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cityoflasvegas
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October 14, 2020

Century Communities Nevada LLC
6345 S. Jones Blvd., STe. 400
Las Vegas, Nevada 89118

**RE: 20-0210-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2020**

Dear Mr. Hanasab:

Your request for a Site Development Plan Review FOR A PROPOSED SKYE CANYON 2.31 PARK on 1.82 acres on the west side of Skye Village Road at the intersection of Skye Village Road and Canyon View Lane (APN 126-12-610-005), T-D (Traditional Development) Zone, Ward 6 (Fiore) has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/21/20, except as amended by conditions herein.
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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

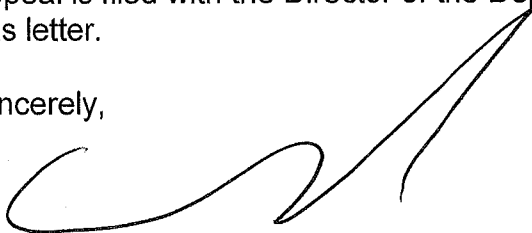
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Connect to the sewer stub provided by Skye Canyon Parcel 2.32 adjacent to the northern boundary.
8. Concurrent with development, install a crosswalk with pedestrian activated flashers across Skye Village Road at Canyon View Lane. Additionally, modify the median in Skye Village Road to accommodate northbound lefts into the 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended. Any substantial revisions to approved drainage study #5272 may require an update to the study.

This action by the Department of Planning staff on **October 14, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Chelsea Jensen
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118