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**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702 229.6301 | VOICE
702 474 7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

March 7, 2019

Mr Bobby Williamson
MF Land, LLC
11411 Southern Highlands Parkway, Suite #300
Las Vegas, Nevada 89141

**RE: TMP-75328 [PRJ-75272] - TENTATIVE MAP RELATED TO VAC-
75330 AND MOD-75347 [PRJ-75289]
CITY COUNCIL MEETING OF MARCH 6, 2019**

Dear Mr. Williamson:

The City Council at a regular meeting held on March 6, 2019 voted to **APPROVE** a request for a Tentative Map FOR A 123-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 23 12 acres on the northwest corner of Canyon View Lane and Skye Park Drive (APN 125-07-111-003), T-D (Traditional Development) Zone [ML (Residential Medium Low) Kyle Canyon Land Special Use Designation], Ward 6 (Fiore) [PRJ-75272].

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. 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.
- 4 In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and

future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

6. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as VAC-75330, shall be recorded to eliminate the Drainage Easements within Skye Canyon Parcel II Phase 3A
7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (PUE), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association
8. If not already constructed or guaranteed by the master developer, construct half street improvements on Skye Village Road, Grand Canyon Drive, Skye Park Drive, and Canyon View Lane including appropriate overpaving (where legally able) adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Per condition #17 of the Skye Canyon II Parent Tentative Map (TMP-65803), if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. 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. Per condition of approval # 19 of the Skye Canyon II Parent Tentative Map (TMP-65803), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height and type by the City Traffic Engineer.
10. Prior to the submittal of any civil improvement plans, the Skye Canyon West Master Plan shall be revised to show 123 units sending wastewater north to Iron Mountain Road.
11. Concurrent with development of this site, abandon any unused sewer stubs located in Grand Canyon Drive adjacent to this site.
12. Common Element "I" shall be a Public Sewer Easement between lots 27 and 28 and no trees or landscaping over 3-feet tall shall be allowed in the easement
13. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130 D.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed subdivision. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. No parking is allowed on one side of 36-foot wide private streets unless allowed by the Fire Code.
15. A 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

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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. We note that curved sewers are not allowed and do not comply with City Standards
17. Comply with all applicable conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-65803) and any other site related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2019

Sincerely,



Robert Summerfield, AICP[®]

Director
Department of Planning

RTS:PL:clb

cc Mr Bobby Williamson
Olympia Companies
11411 Southern Highlands Parkway, Suite #300
Las Vegas, Nevada 89141

Ms Chelsea Jensen
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118