



**LAS VEGAS
CITY COUNCIL**

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City Manager

March 29, 2022

Angela Pinley
Richmond American Homes of Nevada Inc
7770 South Dean Martin Drive Suite 308
Las Vegas, Nevada 89139

**RE: 22-0162-DVN1 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE – MARCH 2022**

Dear Applicant:

Your Land Use Entitlement request TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR LOT 32 on a 0.17 acre portion of 15.76 acres (APN 126-14-712-025), PD (Planned Development) Zone, Ward 4 (Anthony). was considered administratively by the Department of Planning staff.

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

Planning

1. A Minor Deviation is hereby approved, to allow an eight-foot corner side yard setback where 10 feet is required for Lot #32.
2. Conformance to the Conditions of Approval for Tentative Map (TMP-78815) shall be required, except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan date stamped 03/15/22, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit..

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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7. 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.

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

This action by the Department of Planning staff on **March 29, 2022** 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
Department of Planning

EM:ew

cc:

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