



**LAS VEGAS  
CITY COUNCIL**

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JORGE CERVANTES  
*City Manager*

June 16, 2022

Dave Cornoyer  
Greystone Nevada, LLC  
700 NW 107<sup>th</sup> Avenue Suite 400  
Miami, Florida 33172

**RE: 22-0224-SCD1 - 22-0024-SCD-42 - ADMINISTRATIVE SUMMERLIN  
DEVIATION  
ADMINISTRATIVE CYCLE - JUNE 2022**

Dear Applicant:

Your Land Use Entitlement project request requests (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman), was considered administratively by the Department of Planning staff.

- **22-0224-SCD1** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 904 ALLISTER FIELDS LANE (APN 164-04-518-133)
- **22-0224-SCD2** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 908 ALLISTER FIELDS LANE (APN 164-04-518-134)
- **22-0224-SCD3** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 912 ALLISTER FIELDS LANE (APN 164-04-518-135)
- **22-0224-SCD4** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 916 ALLISTER FIELDS LANE (APN 164-04-518-136)
- **22-0224-SCD5** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 920 ALLISTER FIELDS LANE (APN 164-04-518-137)
- **22-0224-SCD6** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 924 ALLISTER FIELDS LANE (APN 164-04-518-138)
- **22-0224-SCD7** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 928 ALLISTER FIELDS LANE (APN 164-04-518-139)

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

- **22-0224-SCD8** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 932 ALLISTER FIELDS LANE (APN 164-04-518-140)
- **22-0224-SCD9** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 936 ALLISTER FIELDS LANE (APN 164-04-518-141)
- **22-0224-SCD10** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 940 ALLISTER FIELDS LANE (APN 164-04-518-142)
- **22-0224-SCD11** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 941 ALLISTER FIELDS LANE (APN 164-04-518-143)
- **22-0224-SCD12** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 937 ALLISTER FIELDS LANE (APN 164-04-518-144)
- **22-0224-SCD13** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 933 ALLISTER FIELDS LANE (APN 164-04-518-145)
- **22-0224-SCD14** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 925 ALLISTER FIELDS LANE (APN 164-04-518-146)
- **22-0224-SCD15** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 921 ALLISTER FIELDS LANE (APN 164-04-518-147)
- **22-0224-SCD16** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 917 ALLISTER FIELDS LANE (APN 164-04-518-148)
- **22-0224-SCD17** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 913 ALLISTER FIELDS LANE (APN 164-04-518-149)

- **22-0224-SCD18** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 909 ALLISTER FIELDS LANE (APN 164-04-518-150)
- **22-0224-SCD19** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 905 ALLISTER FIELDS LANE (APN 164-04-518-151)
- **22-0224-SCD20** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SIX-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 901 ALLISTER FIELDS LANE (APN 164-04-518-152)
- **22-0224-SCD21** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 920 BELLEFORTE LANE (APN 164-04-518-159)
- **22-0224-SCD22** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 928 BELLEFORTE LANE (APN 164-04-518-160)
- **22-0224-SCD23** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 932 BELLEFORTE LANE (APN 164-04-518-161)
- **22-0224-SCD24** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 936 BELLEFORTE LANE (APN 164-04-518-162)
- **22-0224-SCD25** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SIX-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 941 BELLEFORTE LANE (APN 164-04-518-163)
- **22-0224-SCD26** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 937 BELLEFORTE LANE (APN 164-04-518-164)
- **22-0224-SCD27** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 933 BELLEFORTE LANE (APN 164-04-518-165)

- **22-0224-SCD28** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 929 BELLEFORTE LANE (APN 164-04-518-166)
- **22-0224-SCD29** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 921 BELLEFORTE LANE (APN 164-04-518-167)
- **22-0224-SCD30** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 917 BELLEFORTE LANE (APN 164-04-518-168)
- **22-0224-SCD31** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 913 BELLEFORTE LANE (APN 164-04-518-169)
- **22-0224-SCD32** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 909 BELLEFORTE LANE (APN 164-04-518-170)
- **22-0224-SCD33** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 905 BELLEFORTE LANE (APN 164-04-518-171)
- **22-0224-SCD34** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 901 BELLEFORTE LANE (APN 164-04-518-172)
- **22-0224-SCD35** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 897 BELLEFORTE LANE (APN 164-04-518-173)
- **22-0224-SCD36** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SIX-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 893 BELLEFORTE LANE (APN 164-04-518-174)
- **22-0224-SCD37** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 892 BELLEFORTE LANE (APN 164-04-518-153)

- **22-0224-SCD38** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 896 BELLEFORTE LANE (APN 164-04-518-154)
- **22-0224-SCD39** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 900 BELLEFORTE LANE (APN 164-04-518-155)
- **22-0224-SCD40** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 904 BELLEFORTE LANE (APN 164-04-518-156)
- **22-0224-SCD41** - SUMMERLIN MINOR DEVIATION - TO ALLOW A FOUR-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 912 BELLEFORTE LANE (APN 164-04-518-157)
- **22-0224-SCD42** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE-FOOT SETBACK FROM A RESIDENTIAL STREET TO LIVING SPACE WHERE EIGHT FEET IS THE MINIMUM REQUIRED AT 916 BELLEFORTE LANE (APN 164-04-518-158)

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

**22-0224-SCD1 to SCD42 CONDITIONS**

**Planning**

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Minor Deviation of the Summerlin Development Standards is hereby approved, to allow reduced building setbacks to the street for Lots #133 through #174 (see table).

<u>LOT</u>	<u>ADDRESS</u>	<u>APN</u>	<u>DEVIATION</u>
133	904 ALLISTER FIELDS LN	164-04-518-133	5.56'
134	908 ALLISTER FIELDS LN	164-04-518-134	5.0'
135	912 ALLISTER FIELDS LN	164-04-518-135	5.0'

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LOT	ADDRESS	APN	DEVIATION
136	916 ALLISTER FIELDS LN	164-04-518-136	4.57'
137	920 ALLISTER FIELDS LN	164-04-518-137	3.0'
138	924 ALLISTER FIELDS LN	164-04-518-138	3.0'
139	928 ALLISTER FIELDS LN	164-04-518-139	5.48'
140	932 ALLISTER FIELDS LN	164-04-518-140	3.0'
141	936 ALLISTER FIELDS LN	164-04-518-141	3.0'
142	940 ALLISTER FIELDS LN	164-04-518-142	5.79'
143	941 ALLISTER FIELDS LN	164-04-518-143	4.07'
144	937 ALLISTER FIELDS LN	164-04-518-144	3.18'
145	933 ALLISTER FIELDS LN	164-04-518-145	3.0'
146	925 ALLISTER FIELDS LN	164-04-518-146	3.0'
147	921 ALLISTER FIELDS LN	164-04-518-147	3.18'
148	917 ALLISTER FIELDS LN	164-04-518-148	3.86'
149	913 ALLISTER FIELDS LN	164-04-518-149	4.5'
150	909 ALLISTER FIELDS LN	164-04-518-150	5.0'
151	905 ALLISTER FIELDS LN	164-04-518-151	5.0'
152	901 ALLISTER FIELDS LN	164-04-518-152	6.83'
153	892 BELLEFORTE LN	164-04-518-153	5.0'
154	896 BELLEFORTE LN	164-04-518-154	5.0'
155	900 BELLEFORTE LN	164-04-518-155	5.0'
156	904 BELLEFORTE LN	164-04-518-156	4.5'
157	912 BELLEFORTE LN	164-04-518-157	4.11'
158	916 BELLEFORTE LN	164-04-518-158	3.0'
159	920 BELLEFORTE LN	164-04-518-159	3.0'
160	928 BELLEFORTE LN	164-04-518-160	3.0'
161	932 BELLEFORTE LN	164-04-518-161	3.0'
162	936 BELLEFORTE LN	164-04-518-162	4.85'
163	941 BELLEFORTE LN	164-04-518-163	6.3'
164	937 BELLEFORTE LN	164-04-518-164	3.18'

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LOT	ADDRESS	APN	DEVIATION
165	933 BELLEFORTE LN	164-04-518-165	3.18'
166	929 BELLEFORTE LN	164-04-518-166	3.0'
167	921 BELLEFORTE LN	164-04-518-167	3.0'
168	917 BELLEFORTE LN	164-04-518-168	3.16'
169	913 BELLEFORTE LN	164-04-518-169	3.73'
170	909 BELLEFORTE LN	164-04-518-170	5.0'
171	905 BELLEFORTE LN	164-04-518-171	5.0'
172	901 BELLEFORTE LN	164-04-518-172	4.5'
173	897 BELLEFORTE LN	164-04-518-173	4.5'
174	893 BELLEFORTE LN	164-04-518-174	6.45'

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 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 June 16, 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.

**22-0224 [SCD1 - SCD42] - Page Eight**  
**June 16, 2022**

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

c.c.:

Stephanie Allen  
Kaempfer Crowell  
1980 Festival Plaza Drive Suite 650  
Las Vegas, Nevada 89135