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**November 2, 2022**

Mr. Joe Genovese  
Century Communities Nevada LLC  
6345 S. Jones Blvd., Ste. 400  
Las Vegas, Nevada 89118

**RE: 22-0412 [DVN1 through DVN2] - ADMINISTRATIVE DEVIATION  
ADMINISTRATIVE CYCLE - AUGUST 2022**

Dear Applicant:

The following Land Use Entitlement project requests on a portion of 106.18 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), T-D (Traditional Development) Zone [L (Residential Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore), were considered administratively by the Department of Planning staff.

**22-0412-DVN1 - ADMINISTRATIVE DEVIATION -TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #110**

**22-0412- DVN2 - ADMINISTRATIVE DEVIATION - TO ALLOW A SEVEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #111**

**22-0412-DVN3 - ADMINISTRATIVE DEVIATION - TO ALLOW A SEVEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #112**

**22-0412-DVN4 - ADMINISTRATIVE DEVIATION - TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #131**

**22-0412-DVN5 - ADMINISTRATIVE DEVIATION - TO ALLOW A SEVEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #132**

**22-0412-DVN6 - ADMINISTRATIVE DEVIATION - TO ALLOW A SEVEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #133**

**22-0412-DVN7** - ADMINISTRATIVE DEVIATION - TO ALLOW A SEVEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #156

**22-0412-DVN8** - ADMINISTRATIVE DEVIATION - TO ALLOW A SIX-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #157

**22-0412-DVN9** - ADMINISTRATIVE DEVIATION - TO ALLOW A SIX-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #158

**22-0412-DVN10** - ADMINISTRATIVE DEVIATION - TO ALLOW A TEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #159

**22-0412-DVN11** – ADMINISTRATIVE DEVIATION – TO ALLOW A NINE-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #160

**22-0412-DVN12** - ADMINISTRATIVE DEVIATION - TO ALLOW A NINE-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #161

**22-0412-DVN13** - ADMINISTRATIVE DEVIATION - TO ALLOW A NINE-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #181

**22-0412- DVN14** - ADMINISTRATIVE DEVIATION - TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #182

**22-0412- DVN15** - ADMINISTRATIVE DEVIATION - TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #183

**22-0412-DVN16** - ADMINISTRATIVE DEVIATION - TO ALLOW A TEN-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #184

**22-0412- DVN17** - ADMINISTRATIVE DEVIATION - TO ALLOW A NINE-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #185

**22-0412- DVN18** - ADMINISTRATIVE DEVIATION - TO ALLOW A NINE-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #186

**22-0412- DVN19** - ADMINISTRATIVE DEVIATION - TO ALLOW A NINE-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #203

**22-0412- DVN20** - ADMINISTRATIVE DEVIATION - TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #204

**22-0412-DVN21** - ADMINISTRATIVE DEVIATION - TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #205

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

**22-0412-DVN1 through DVN21 CONDITIONS**

**Planning**

1. Conformance to the Conditions of Approval for Tentative Map (22-0412-TMP1) shall be required, except as amended herein.
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 development shall be in conformance with the Tentative Map (22-0412-TMP1), date stamped 08/22/22, except as amended by conditions herein.
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. 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.

7. 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 November 2, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

c.c.:

Ms. Hannah Swan  
Century Communities Nevada LLC  
6345 S. Jones Blvd., Ste. 400  
Las Vegas, Nevada 89118

Ms. Mariah Prunchak  
Westwood Professional Services  
5725 W. Badura Avenue, Ste. 100  
Las Vegas, Nevada 89118