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CITY COUNCIL**

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September 13, 2022

Joe Genovese
Century Communities of Nevada LLC
6345 South Jones Boulevard Suite 400
Las Vegas, Nevada 89118

**RE: 22-0435-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - SEPTEMBER 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-58930) FOR A PROPOSED EXPANSION TO THE EXISTING SKYE CANYON PARK 2.13 on 13.25 acres at 10111 W Skye Canyon Park Dr (APN 126-12-710-001 and 126-12-716-003), T-D (Traditional Development) Zone, Ward 6 (Fiore), was considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Minor Site Development Plan Review (SDR-58930) shall be required, except where 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 site plan, landscape plan, and building elevations, date stamped 08/24/22, 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

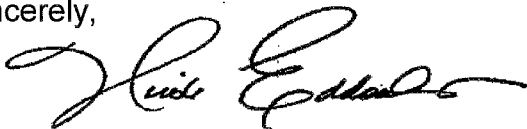
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Concurrent with development of this site, construct sidewalk on one side of the westerly Skye Canyon Park Drive driveway to connect the sidewalk on the public street to the on-site sidewalk paths.
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff September 13, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

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cc:

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