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cityoflasvegas  
lasvegasnevada.gov

October 11, 2022

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

**RE: 22-0488 [DVN1 and SDR1] - ADMINISTRATIVE MINOR  
DEVIATION AND ADMINISTRATIVE MINOR SITE DEVELOPMENT  
PLAN REVIEW  
ADMINISTRATIVE CYCLE - OCTOBER 2022**

Dear Applicant:

Your Land Use Entitlement project ts on 3.02 approximately 165 north of the Shaumber Road and Reigate Lane intersection and 280 north of Shaumber Road and Aviara Avenue (APNs 126-12-210-001 and 126-12-610-001), T-D (Traditional Development) Zone, Ward 6 (Fiore), was considered administratively by the Department of Planning staff.

**22-0488-DVN1 - MINOR DEVIATION - FOR A PROPOSED AMENITY TO REPLACE A REQUIRED PARK FACILITY DELINEATED BY THE SKYE CANYON PARKS AGREEMENT LOCATED IN EXHIBIT E**

**22-0488-SDR1 - MINOR SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2.20-ACRE PARK AND 0.82-ACRE PARK DEVELOPMENT**

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

**22-0488-DVN1 Conditions:**

**Planning**

1. A Minor Deviation is hereby approved, to allow an extra pickleball court on Park 5.13 to replace a planned restroom on Park 2.36.
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 date stamped 08/30/22, except as amended by conditions herein.
4. Conformance to the Second Amended and Restated Skye Canyon Parks Agreement, except as amended 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**22-0488-SDR1 Conditions:**

**Planning**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/30/22, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
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.

Public Works

8. Coordinate Sewer Point of Connection at a size, depth, and location acceptable to The Sanitary Sewer Engineering Section of the Department of Public Works. Per coordination with Westwood, it is planned to connect to sewer off of the adjacent Skye Canyon 5.09 & 5.10 development. Provide a revision to the L21-01059 plans to install a sewer lateral for the proposed park to avoid connecting in Shaumber Road
9. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
10. The driveway on Shaumber Road must be right in, right out turn movements only. U-turns are not permitted on Shaumber Road.
11. A Drainage Plan and 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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.

This action by the Department of Planning staff October 11, 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

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**22-0488 [DVN1 and SDR1] - Page Four**  
**October 11, 2022**

cc:

Mariah Prunchak  
Westwood Professional Services  
5725 West Badura Avenue Suite 100  
Las Vegas, Nevada 89118