



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

**CORRECTED LETTER**

January 4, 2023

Brenin Anderson  
PN II Inc  
7255 South Tenaya Way Suite 200  
Las Vegas, Nevada 89113

**RE: 22-0455-SCD1 THROUGH 22-0455-SCD21 - ADMINISTRATIVE  
SUMMERLIN MINOR DEVIATION  
ADMINISTRATIVE CYCLE - SEPTEMBER 2022**

Dear Applicant:

Your Land Use Entitlement project requests on a portion of 14.18 acres (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman), was considered administratively by the Department of Planning staff

**22-0455-SCD1** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11556 MIDNIGHT MELODY AVENUE (APN 137-14-413-001 AND 137-23-111-017) - LOT #17

**22-0455-SCD2** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11724 MIDNIGHT MELODY AVENUE (APN 137-14-413-028) - LOT #44

**22-0455-SCD3** - SUMMERLIN MINOR DEVIATION - TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11581 GENTLE BIRDSONG AVENUE (APN 137-23-111-052) - LOT #74

**22-0455-SCD4** - SUMMERLIN MINOR DEVIATION - TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11575 GENTLE BIRDSONG AVENUE (APN 137-23-111-053) - LOT #75

**22-0455-SCD5** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11604 GENTLE BIRDSONG AVENUE (APN 137-23-111-068) - LOT #90

**22-0455-SCD6** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11610 GENTLE BIRDSONG AVENUE (APN 137-23-111-069) - LOT #91

**22-0455-SCD7** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2068 TOWERING PEAK STREET (APN 137-23-111-072) - LOT #94

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**22-0455-SCD8** - SUMMERLIN MINOR DEVIATION - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2080 TOWERING PEAK STREET (APN 137-23-111-073) - LOT #95

**22-0455-SCD9** - SUMMERLIN MINOR DEVIATION - TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2092 TOWERING PEAK STREET (APN 137-23-111-074) - LOT #96

**22-0455-SCD10** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2104 TOWERING PEAK STREET (APN 137-23-111-075) - LOT #97

**22-0455-SCD11** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11641 MIDNIGHT MELODY AVENUE (APN 137-23-111-077 and APN 137-14-413-036) - LOT #99

**22-0455-SCD12** - SUMMERLIN MINOR DEVIATION - TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2080 LOFTY NEST STREET (APN 137-23-116-008) - LOT #102

**22-0455-SCD13** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11682 GENTLE BIRDSONG AVENUE (APN 137-23-111-086) - LOT #108

**22-0455-SCD14** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11688 GENTLE BIRDSONG AVENUE (APN 137-23-111-087) - LOT #109

**22-0455-SCD15** - SUMMERLIN MINOR DEVIATION - TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11694 GENTLE BIRDSONG AVENUE (APN 137-23-116-001) - LOT #110

**22-0455-SCD16** - SUMMERLIN MINOR DEVIATION - TO ALLOW A NINE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2080 NOBLE PERCH STREET (APN 137-23-116-002) - LOT #111

**22-0455-SCD17** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2092 NOBLE PERCH STREET (APN 137-23-116-003) - LOT #112

**22-0455-SCD18** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2104 NOBLE PERCH STREET (APN 137-23-116-004 AND 137-14-419-001) - LOT #113

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**22-0455-SCD19** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2116 NOBLE PERCH STREET (APN 137-14-419-002) - LOT #114

**22-0455-SCD20** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 11689 MIDNIGHT MELODY STREET (APN 137-14-419-005) - LOT #119

**22-0455-SCD21** - SUMMERLIN MINOR DEVIATION - TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AT 2115 LOFTY NEST STREET (APN 137-14-413-046) - LOT #120

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

**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 #17, 44, 74, 75, 90, 91, 94 - 97, 99, 102, 108 - 114, 119 and 120 (see table).

<b><u>Lot #</u></b>	<b><u>APN</u></b>	<b><u>ADDRESS</u></b>	<b>Setback Encroachment</b>
17	137-14-413-001 and 137-23-111-017	11556 Midnight Melody Avenue	7.4' = 7'
44	137-14-413-028	11724 Midnight Melody Avenue	7.3' = 7'
74	137-23-111-052	11581 Gentle Birdsong Avenue	7.0'
75	137-23-111-053	11575 Gentle Birdsong Avenue	7.0'
90	137-23-111-068	11604 Gentle Birdsong Avenue	4.6' = 4'
91	137-23-111-069	11610 Gentle Birdsong Avenue	3.6' = 3'

<b>Lot #</b>	<b>APN</b>	<b>ADDRESS</b>	<b>Setback Encroachment</b>
94	137-23-111-072	2068 Towering Peak Street	7.2' = 7'
95	137-23-111-073	2080 Towering Peak Street	7.2' = 7'
96	137-23-111-074	2092 Towering Peak Street	6.5' = 6'
97	137-23-111-075	2104 Towering Peak Street	3.7' = 3'
99	137-23-111-077	11641 Midnight Melody Avenue	2.5' = 2'
102	137-23-116-008	2080 Lofty Nest Street	7.0'
108	137-23-111-086	11682 Gentle Birdsong Avenue	1.1' = 1'
109	137-23-111-087	11688 Gentle Birdsong Avenue	4.9' = 4'
110	137-23-116-001	11694 Gentle Birdsong Avenue	6.1' = 6'
111	137-23-116-002	2080 Noble Perch Street	6.0'
112	137-23-116-003	2092 Noble Perch Street	1.5' = 1'
113	137-23-116-004 and 137-14-419- 001	2104 Noble Perch Street	1.5' = 1'
114	137-14-419-002	2116 Noble Perch Street	1.5' = 1'
119	137-14-419-005	11689 Midnight Melody Avenue	4.7' = 4'
120	137-14-413-046	2115 Lofty Nest Street	2.0'

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.

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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 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/nl

cc:

Jennifer Veras  
GCW Inc  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146