



**LAS VEGAS  
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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**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

February 1, 2023

**CORRECTED LETTER**

Scott Anderson  
Woodside Homes of Nevada LLC  
7895 West Sunset Road Suite 110  
Las Vegas, Nevada 89113

**RE: 22-0702 [SCD1 THROUGH SCD5] - ADMINISTRATIVE  
SUMMERLIN MINOR DEVIATION  
ADMINISTRATIVE CYCLE - JANUARY 2023**

Dear Applicant:

Your Land Use Entitlement project requests on a portion of 11.27 acres at the northwest corner of Desert Foothills Drive and Fleet Wing Avenue (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) were considered administratively by the Department of Community Development staff.

**22-0702-SCD1** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #5 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0070-TMP1) [APN: 137-23-117-005]

**22-0702-SCD2** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #6 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0070-TMP1) [APN: 137-23-117-006]

**22-0702-SCD3** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #27 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0070-TMP1) [APN: 137-23-117-027]

**22-0702-SCD4** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #50 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0070-TMP1) [APN: 137-23-117-050]

**22-0702-SCD5** - SUMMERLIN MINOR DEVIATION - TO ALLOW A THREE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #88 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0070-TMP1) [APN: 137-23-117-088]

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

**22-0702 [SCD1 through SCD5] 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 a three to eight-foot garage door setback where three to five feet or 18 feet is required for Lots #5, #6, #27, #50 and #88 of previously approved Tentative Map (21-0070-TMP1).
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 Community Development staff on January 24, 2023 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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**February 1, 2023**

c.c.:

Amber Dolce  
RCI Engineering  
500 South Rancho Drive Suite 17  
Las Vegas, Nevada 89106