



**LAS VEGAS
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cityoflasvegas
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February 1, 2023

CORRECTED LETTER

Samuel A & Rhianna L Schwartz
1101 Pine Island Court
Las Vegas, Nevada 89134

**RE: 22-0739-SCD1 - ADMINISTRATIVE SUMMERLIN MINOR
DEVIATION
ADMINISTRATIVE CYCLE - JANUARY 2023**

Dear Applicant:

Your Land Use Entitlement project request TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO A SINGLE-FAMILY DWELLING on 0.45 acres at 1101 Pine Island Court (APN 138-29-210-015), P-C (Planned Community) Zone [SF1 (Single Family Detached - 3.5 Units per Acre) Summerlin Special Land Use Designation], Ward 2 (Seaman) was considered administratively by the Department of Community Development staff.

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

Planning

1. This approval shall be void one (1) year 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 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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January 24, 2023

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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

Taylor Wolak
Autonomy Architecture
11085 Vallerosa Street
Las Vegas, Nevada 89141