



**LAS VEGAS
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January 10, 2023

Mr. Joe Genovese
Century Communities Nevada
6345 S. Jones Boulevard, Ste. 400
Las Vegas, Nevada 89118

**RE: 22-0709 [DVN1, DVN2 and DVN3] - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE - JANUARY 2023**

Dear Applicant:

Your request for the following Land Use Entitlement project requests on a portion of 3.36 acres at the northeast corner of Shaumber Road and Aviara Avenue (APN 126-12-610-009), T-D (Traditional Development) Zone [ML (Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Brune). was considered administratively by the Department of Planning staff.

22-0709-DVN1 - ADMINISTRATIVE DEVIATION - TO ALLOW A GARAGE DOOR SETBACK BETWEEN ELEVEN AND TWELVE FEET WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #346 OF A PREVIOUSLY APPROVED TENTATIVE MAP (TMP-78708)

22-0709-DVN2 - ADMINISTRATIVE DEVIATION - TO ALLOW A GARAGE DOOR SETBACK BETWEEN SIX AND SEVEN FEET WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #347 OF A PREVIOUSLY APPROVED TENTATIVE MAP (TMP-78708)

22-0709-DVN3 - ADMINISTRATIVE DEVIATION - TO ALLOW A GARAGE DOOR SETBACK BETWEEN SIX AND SEVEN FEET WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #349 OF A PREVIOUSLY APPROVED TENTATIVE MAP (TMP-78708)

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

22-0709-DVN1 through DVN3 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Tentative Map (TMP-78708) and Final Map (100183-FMP) shall be required, except as amended herein.

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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 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 construction of any combustible structures.
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 on January 10, 2023 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:nl

c.c.:

Mariah Prunchak
Westwood Professional Services
5725 W. Badura Avenue, Ste. 100
Las Vegas, Nevada 89118