



**LAS VEGAS  
CITY COUNCIL**

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City Manager

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



May 16, 2023

Frank Faris  
FAF Enterprises Series LLC  
609 Canyon Greens Drive  
Las Vegas, Nevada 89144

**RE: 23-0146-DVN1DR1 - ADMINISTRATIVE MINOR DEVIATION  
ADMINISTRATIVE CYCLE - MAY 2023**

Dear Applicant:

Your Land Use Entitlement project request TO ALLOW A PROPOSED 478 SQUARE-FOOT RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] on 0.49 acres at 609 CANYON GREENS DRIVE (APN 138-30-712-010), P-C (Planned Community) Zone [SF2 (Single Family Detached) 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. A Minor Deviation is hereby approved, to allow a four-foot rear yard setback for the Residential Accessory Structure [carport] where six feet is required.
2. A Minor Deviation is hereby approved, to allow a three-foot rear yard setback for the Residential Accessory Structure [carport] where five feet is required.
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 development shall be in conformance with the site plan date stamped 04/18/23, except as amended by conditions 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.

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**May 16, 2023**

This action by the Department of Community Development staff on **May 16, 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 a large initial "N" and "E".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

c.c.:

Scott Bulmer  
609 Los Vientos Drive  
Newbury Park, California 91320