



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DIAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

JORGE CERVANTES
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



cityoflasvegas
lasvegasnevada.gov

July 19, 2023

Airalea Newman
TOLL SOUTH LV LLC
1140 Town Center Drive, Ste. 250
Las Vegas, Nevada 89144

**RE: 23-0159 [SCD1 through SCD9] - ADMINISTRATIVE SITE
DEVIATION
ADMINISTRATIVE CYCLE - AUGUST 2023**

Dear Applicant:

The following Land Use Entitlement project requests on a portion of 12.76 acres at the southeast corner of Fleet Wing Avenue and Kettle Ridge Drive (APNs Multiple), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman), were considered administratively by the Department of Community Development staff.

23-0159-SCD1 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE 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 (21-0727-TMP1) [APN: 137-23-119-017]

23-0159-SCD2 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #89 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-119-018]

23-0159-SCD3 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #90 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-119-019]

23-0159-SCD4 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #91 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-119-020]

23-0159-SCD5 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #92 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-215-006]

23-159-SCD6 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #93 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-215-007]

23-0159-SCD7 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #94 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-215-008]

23-0159-SCD8 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #95 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-215-009]

23-0159-SCD9 - SUMMERLIN MINOR DEVIATION - TO ALLOW A FIVE TO EIGHT-FOOT GARAGE DOOR SETBACK WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED FOR LOT #96 OF A PREVIOUSLY APPROVED TENTATIVE MAP (21-0727-TMP1) [APN: 137-23-215-010]

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

23-0159 [SCD1 through SCD9] 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 five to eight-foot garage door setback where three to five feet or 18 feet is required for Lots #88, #89, #90, #91, #92, #93, #94, #95 and #96 of previously approved Tentative Map (21-0727-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 **July 19, 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

NE:nl

c.c.:

Amy Graybill
RCI Engineering
500 S. Rancho Drive, Ste. 17
Las Vegas, Nevada 89106