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December 1 , 2022

Joe Genovese
Century Communities Nevada LLC
6345 South Jones Boulevard Suite 400
Las Vegas, Nevada 89118

**RE: 22-0661-DVN1 - ADMINISTRATIVE MINOR DEVIATION
ADMINISTRATIVE CYCLE - DECEMBER 2022**

Dear Applicant:

Your Land Use Entitlement request TO ALLOW AN EIGHT-FOOT GARAGE DOOR SETBACK WHERE LESS THAN FIVE FEET OR GREATER THAN 18 FEET IS REQUIRED FOR LOT #133 OF A PREVIOUSLY APPROVED TENTATIVE MAP (22-0412-TMP1) on 59.20 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-004), T-D (Traditional Development) Zone [L (Residential Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore), was considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Tentative Map (22-0412-TMP1) shall be required, except as amended herein.
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. Minor Deviation (22-0412-DVN6) is hereby expunged.
4. All development shall be in conformance with the Tentative Map (22-0412-TMP1), date stamped 08/22/22, 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.

22-0661-DVN1 - Page Two
December 1, 2022

7. 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.
8. 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 December 1 , 2022 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:ewl

c.c.:

Mariah Prunchak
Westwood Professional Services
5725 West Badura Avenue Suite 100
Las Vegas, Nevada 89118