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October 23, 2025

Rob Izer  
SH ACQ 2020, LLC  
8800 North Gainey Center Drive, Suite 350  
Scottsdale, Arizona 85258

**RE: 25-0482-DVN1 - MINOR DEVIATION  
ADMINISTRATIVE CYCLE - OCTOBER 2025**

Dear Mr. Izer:

Your Land Use Entitlement project request TO ALLOW A 3.75-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A 7.50-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.15 acres at 10326 Redwood Desert Drive (APN 125-06-0113-030), T-D (Traditional Development) Zone [AQ (Residential Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Brune).

**Planning**

1. A Minor Deviation of the Summerlin Development Standards is hereby approved, to allow a four-foot side yard where five feet is required.
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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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This action by the Department of Community Development staff on **October 23, 2025** 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:jr

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