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COMMUNITY DEVELOPMENT

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CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



February 28, 2024

Efraim Balizan
Northland, LLC
11411 Southern Highlands #300
Las Vegas, Nevada 89141

**RE: 24-0058-DVN1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - FEBRUARY 2024**

Dear Mr. Balizan:

Your Land Use Entitlement project request TO ALLOW A NINE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.15 acres at 10326 Redwood Desert Drive (APN 125-06-113-030), T-D (Traditional Development) Zone [AQ (Residential Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Brune), 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 of the Trilogy Sunstone Active Adult Parcel Design Guidelines is hereby approved, to allow a nine-foot corner side yard setback where 10 feet is required on Lot 540 of the Parcel 3 at Sunstone Phase 3 Subdivision.
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.

24-0058-DVN1 – PAGE TWO
FEBRUARY 28, 2024

This action by the Department of Community Development staff on February 28, 2024 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, written over a light blue horizontal line.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

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

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