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CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

August 18, 2025

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

**RE: 25-0342-DVN1 - MINOR DEVIATION  
ADMINISTRATIVE CYCLE - AUGUST 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. Conformance to the Sunstone Design Guidelines, except as amended herein.
2. A Minor Deviation of the Sunstone Design Guidelines is hereby approved, 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.
3. Minor Deviation 24-0058-DVN1 is hereby expunged upon final approval.
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.

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**AUGUST 18, 2025**

This action by the Department of Community Development staff on **August 18, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc.:

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