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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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May 20, 2024

KB Home Las Vegas Inc.
5795 West Badura Ave, Suite 180
Las Vegas, Nevada 89118

**RE:24-0230-SCD1 - ADMINISTRATIVE SUMMERLIN MINOR
DEVIATION**

ADMINISTRATIVE CYCLE – MAY 2024

Dear Ms. Bilbrey,

Your Land Use Entitlement project request for possible action on a Land Use Entitlement project request TO ALLOW A SIX-FOOT BUILDING SETBACK FROM AN INTERIOR RESIDENTIAL STREET TO THE GARAGE DOOR FACE WHERE FIVE FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED on 0.04 acres at 1416 Nocturnal Flight Street (APN 137-23-216-065), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman).

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


Planning

1. A Minor Deviation is hereby approved to allow a six-foot setback from an interior residential street to the garage door face where five feet or less or 18 feet or greater is required on Lot 134 of Summerlin Village 22 Parcel STU - Quail Cove Unit 1.
2. Conformance to Summerlin Development Standards, except as noted herein.
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 Building and Safety Division.
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 **May 20, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

c.c.:

Mandy Schwurack
5795 West Badura Avenue, Suite 180
Las Vegas, Nevada 89118

Christa Bilbrey
5795 West Badura Avenue, Suite 180
Las Vegas, Nevada 89118