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cityoflasvegas  
lasvegasnevada.gov

November 21, 2023

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

**RE: 23-0534-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - NOVEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request For possible action on a Land Use Entitlement project request for a FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-58930) FOR A PROPOSED EXPANSION TO THE EXISTING SKYE CANYON PARK 2.13 on 13.25 acres at 10111 W Skye Canyon Park Dr (APN 126-12-710-001 and 126-12-716-003), T-D (Traditional Development) Zone, 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. Conformance to the Conditions of Approval for Minor Site Development Plan Review (SDR-58930) shall be required, except where 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. All development shall be in conformance with the landscape plan date stamped 10/24/23; site plan and building elevations date stamped 10/19/23, except as amended by conditions herein.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. Previously approved Minor Site Development Plan Review (22-0435-SDR1) shall be expunged.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Fire & Rescue**

10. 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.

**Public Works**

11. Concurrent with on-site development activities, modify the median in West Skye Canyon Park Drive to create a westbound to eastbound U-Turn pocket at the intersection of West Skye Canyon Park Drive and Tigerleap Street.
12. Install a gate acceptable to the City Traffic Engineer at the maintenance entrance on West Skye Canyon Park Drive to prevent public access.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

**23-0534-SDR1 - Page Three**  
**November 21, 2023**

This action by the Department of Community Development staff on **November 21, 2023** 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

c.c.:

Mariah Prunchak  
Westwood Professional Services  
5725 West Badura Ave, #100  
Las Vegas, Nevada 89118