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September 19, 2023

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

**RE: 23-0409 [DVN1 THRU DVN4] - ADMINISTRATIVE MINOR
DEVIATION
ADMINISTRATIVE CYCLE - SEPTEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project requests on 0.52 acres at the southwest corner of W Skye Canyon Park Dr and Egan Crest Drive (APN 126-12-718-001, 002, 003 and 009), T-D (Traditional Development) Zone [ML (Residential Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Brune), was considered administratively by the Department of Community Development staff.

23-0409-DVN1 - MINOR DEVIATION - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED [0.13 ACRES AT 10350 WEDGEDALE AVENUE]

23-0409-DVN2 - MINOR DEVIATION - TO ALLOW A 3.75-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED [0.13 ACRES AT 10358 WEDGEDALE AVENUE]

23-0409-DVN3 - MINOR DEVIATION - TO ALLOW A 3.75-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED [0.13 ACRES AT 10374 WEDGEDALE AVENUE]

23-0409-DVN4 - MINOR DEVIATION - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED [0.13 ACRES AT 10422 WEDGEDALE AVENUE]

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

23-0409-DVN1 Conditions:

Planning

1. A Minor Deviation of the Skye Canyon Development Standards is hereby approved, to allow a four-foot side yard setback on Lot 1 of the Skye Canyon Parcel 2.11 Subdivision 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.

23-0409-DVN2 Conditions

Planning

1. A Minor Deviation of the Skye Canyon Development Standards is hereby approved, to allow a 3.75-foot side yard setback on Lot 2 of the Skye Canyon Parcel 2.11 Subdivision 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.

23-0409-DVN3 Conditions:

Planning

1. A Minor Deviation of the Skye Canyon Development Standards is hereby approved, to allow a 3.75-foot side yard setback on Lot 3 of the Skye Canyon Parcel 2.11 Subdivision 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.

23-0409-DVN4 Conditions:

Planning

1. A Minor Deviation of the Skye Canyon Development Standards is hereby approved, to allow a four-foot side yard setback on Lot 9 of the Skye Canyon Parcel 2.11 Subdivision 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 September 19, 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:ew

c.c.:

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