



**LAS VEGAS
CITY COUNCIL**

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City Manager

July 14, 2021

Howard Hughes Company, LLC
10845 Griffith Peak Drive, Ste. 160
Las Vegas, Nevada 89135

**RE: 21-0345 [SCD1, SCD2, SCD3 AND SCD4] – ADMINISTRATIVE
SUMMERLIN DEVIATION
ADMINISTRATIVE CYCLE – JUNE 2021**

Dear Applicant:

The following Land Use Entitlement project requests on 10.41 acres at the east corner of Sky Vista Drive and Red Point Drive (APN 137-22-813-001), P-C (Planned Community) [SF3 (Single Family Detached) Special Land Use Designation] Zone, Ward 2 (Seaman). have been considered administratively by the Department of Planning staff.

21-0345-SCD1 – SUMMERLIN DEVIATION – TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR LOT #9.

21-0345-SCD2 – SUMMERLIN DEVIATION – TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR LOT #53.

21-0345-SCD3 – SUMMERLIN DEVIATION – TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR LOT #60.

21-0345-SCD4 – SUMMERLIN DEVIATION – TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR LOT #68.

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

21-0345-SCD1 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

21-0345 [SCD1, SCD2, SCD3 AND SCD4] – Page Two
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2. A Minor Deviation of the Summerlin Development Standards is hereby approved to allow a 14-foot rear side yard setback where 15 feet is required (Lot #9).
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.

21-0345-SCD2 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Minor Deviation of the Summerlin Development Standards is hereby approved to allow an 11-foot rear side yard setback where 15 feet is required (Lot #53).
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.

21-0345-SCD3 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Minor Deviation of the Summerlin Development Standards is hereby approved to allow an 14-foot rear side yard setback where 15 feet is required (Lot #60).
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.

21-0345-SCD4 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Minor Deviation of the Summerlin Development Standards is hereby approved to allow a 14-foot rear side yard setback where 15 feet is required (Lot #68).
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.

This action by the Department of Planning staff on **July 14, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Department of Planning

SG:nl

c.c.:

Mr. Dan Hale
Pardee Homes of Nevada
4675 W. Teco Road, Ste. 115
Las Vegas, Nevada 89118

Brandi Reid
GCW, Inc.
1555 S. Rainbow Blvd.
Las Vegas, Nevada 89146