



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING  
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DIRECTOR

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cityoflasvegas  
lasvegasnevada.gov

March 5, 2020

Grand Canyon Village, LLC  
9580 West Skye Canyon Park Drive  
Las Vegas, Nevada 89124

**RE: VAR-77361 [PRJ-76836] - VARIANCE RELATED TO MOD-77358,  
GPA-77359, ZON-77360 AND SDR-77362  
CITY COUNCIL MEETING OF MARCH 4, 2020**

Dear Applicant:

The City Council at a regular meeting held on March 4, 2020 voted to **APPROVE** your request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, ZERO-FOOT SIDE YARD AND CORNER SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836].

This approval is subject to the following conditions:

**Planning**

1. Approval of a Major Modification (MOD-77358), General Plan Amendment (GPA-77359) and Rezoning (ZON-77360) and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-77362) shall be required, if approved.
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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 5, 2020.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Warmington Apartment Communities  
6725 Via Austi Parkway  
Las Vegas, Nevada 89119

Mr. Jeffrey Armstrong  
VTN-Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146