

February 23, 2024

VIA ONLINE SUBMITTAL

City of Las Vegas Planning
 495 S. Main Street
 3rd Floor
 Las Vegas, NV 89101

Re: Revised Justification Letter for Major Modification to the Skye Canyon Design Guidelines

To Whom It May Concern:

This firm represents Century Communities, (the “Applicant”) in the above referenced matter. The Applicant is requesting a major modification to the Skye Canyon Design Guidelines. The changes will allow for the master planned community to continue to develop consistent with market demands.

Major Modification to the Design Guidelines

The Applicant is requesting a major modification to the Skye Canyon Design Guidelines to allow more flexibility in the R-2 guidelines, specifically the setbacks on Parcel 5.06. Submitted are proposed revisions to Sections 3.3.5, 3.3.6 and 3.3.7 allowing more flexible setback standards for Parcel 5.06. Parcel 5.06 will include a mix of single family, townhome and cluster product communities. The finished floor and elevations for each lot have been determined based on the street grading, lot grading and drainage criteria. Moreover, the townhome property lines had to be relocated due to LVVWD irrigation water meter requirements. Lastly, some of the driveway slopes on both the townhome and cluster products exceed the 12% slope allowed. The requested changes will allow parcel 5.06 to develop without a need for dozens of deviations. Below is a breakdown of the lot deviations that would be required without this amendment to the design guidelines.

Townhome Product Setbacks and Driveway Slopes

There are 138 rear loaded townhome lots that would require setback and/or driveway modifications.

Lot 83: 0’ end wall; 6.0’ garage door; 12.67% driveway slope	Lot 84: 12.60% driveway slope
Lot 85: 12.20% driveway slope	Lot 86: 0’ end wall; 6.0’ garage door
Lot 87: 0’ end wall; 6.0’ garage door; 13.33% driveway slope	Lot 88: 13.40% driveway slope

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Lot 89: 12.80% driveway slope	Lot 90: 0' end wall; 6.0' garage door
Lot 91: 0' end wall; 6.0' garage door; 12.17% driveway slope	Lot 92: 14.20% driveway slope
Lot 93: 13.60% driveway slope	Lot 94: 0' end wall; 6.0' garage door
Lot 95: 0' end wall; 13.00% driveway slope	Lot 96: 12.40% driveway slope
Lot 97: 0' end wall; 6.0' garage door	Lot 98: 0' end wall; 6.0' garage door
Lot 99: 13.60% driveway slope	Lot 100: 13.20% driveway slope
Lot 101: 0' end wall; 6.0' garage door; 12.17% driveway slope	Lot 102: 0' end wall; 6.0' garage door; 12.50% driveway slope
Lot 103: 12.40% driveway slope	Lot 105: 0' end wall; 6.0' garage door
Lot 106: 0' end wall; 6.0' garage door	Lot 108: 12.40% driveway slope
Lot 109: 0' end wall; 6.0' garage door; 12.83% driveway slope	Lot 110: 0' end wall; 15.65% driveway slope
Lot 111: 13.72% driveway slope	Lot 112: 0' end wall; 14.81% driveway slope
Lot 113: 0' end wall	Lot 114: 12.60% driveway slope
Lot 115: 0' end wall; 6.0' garage door	Lot 116: 0' end wall; 6.0' garage door
Lot 117: 13.40% driveway slope	Lot 118: 13.80% driveway slope
Lot 119: 0' end wall; 6.0' garage door	Lot 120: 0' end wall; 14.00% driveway slope
Lot 121: 12.60% driveway slope	Lot 122: 0' end wall; 6.0' garage door
Lot 123: 0' end wall; 6.0' garage door	Lot 124: 13.80% driveway slope
Lot 125: 12.20% driveway slope	Lot 126: 0' end wall; 6.0' garage door; 12.33% driveway slope
Lot 127: 0' end wall; 6.0' garage door; 12.17% driveway slope	Lot 128: 13.00% driveway slope
Lot 129: 13.60% driveway slope	Lot 130: 0' end wall; 6.0' garage door; 13.33% driveway slope
Lot 131: 0' end wall	Lot 133: 0' end wall
Lot 134: 0' end wall; 6.0' garage door; 12.83% driveway slope	Lot 135: 12.80% driveway slope
Lot 136: 12.40% driveway slope	Lot 137: 0' end wall; 6.0' garage door
Lot 138: 0' end wall; 6.0' garage door	Lot 139: 13.60% driveway slope
Lot 140: 13.00% driveway slope	Lot 141: 0' end wall; 6.0' garage door; 12.17% driveway slope
Lot 142: 0' end wall; 6.0' garage door; 12.33% driveway slope	Lot 143: 12.40% driveway slope
Lot 144: 13.80% driveway slope	Lot 145: 0' end wall; 6.0' garage door
Lot 146: 0' end wall; 13.20% driveway slope	Lot 147: 12.60% driveway slope
Lot 148: 0' end wall; 6.0' garage door	Lot 149: 0' end wall; 6.0' garage door
Lot 150: 14.00% driveway slope	Lot 151: 13.40% driveway slope
Lot 152: 0' end wall; 6.0' garage door	Lot 153: 0' end wall; 13.20% driveway slope
Lot 154: 12.60% driveway slope	Lot 155: 0' end wall; 6.0' garage door
Lot 156: 0' end wall; 16.40% driveway slope	Lot 157: 14.00% driveway slope

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Lot 158: 0' end wall; 16.17% driveway slope	Lot 159: 0' end wall; 14.26% driveway slope
Lot 160: 14.53% driveway slope	Lot 161: 0' end wall; 13.19% driveway slope
Lot 162: 0' end wall; 6.0' garage door; 12.17% driveway slope	Lot 163: 13.00% driveway slope
Lot 164: 13.60% driveway slope	Lot 165: 0' end wall; 6.0' garage door
Lot 166: 0' end wall; 6.0' garage door	Lot 167: 12.40% driveway slope
Lot 168: 12.80% driveway slope	Lot 169: 0' end wall; 6.0' garage door; 12.83% driveway slope
Lot 170: 0' end wall; 6.0' garage door	Lot 171: 13.60% driveway slope
Lot 172: 12.20% driveway slope	Lot 173: 0' end wall; 6.0' garage door; 12.17% driveway slope
Lot 174: 0' end wall	Lot 177: 0' end wall
Lot 178: 0' end wall	Lot 180: 0' end wall
Lot 181: 0' end wall; 14.66% driveway slope	Lot 182: 14.33% driveway slope
Lot 183: 0' end wall; 13.28% driveway slope	Lot 184: 0' end wall; 14.16% driveway slope
Lot 185: 13.79% driveway slope	Lot 186: 0' end wall; 13.16% driveway slope
Lot 187: 0' end wall; 6.0' garage door	Lot 188: 14.00% driveway slope
Lot 189: 15.40% driveway slope	Lot 190: 0' end wall; 6.0' garage door; 12.33% driveway slope
Lot 191: 0' end wall; 6.0' garage door; 12.67% driveway slope	Lot 192: 14.60% driveway slope
Lot 193: 14.20% driveway slope	Lot 194: 0' end wall; 6.0' garage door; 13.00% driveway slope
Lot 195: 0' end wall; 6.0' garage door; 13.17% driveway slope	Lot 196: 15.40% driveway slope
Lot 197: 14.80% driveway slope	Lot 198: 0' end wall; 6.0' garage door
Lot 199: 0' end wall	Lot 202: 0' end wall
Lot 203: 0' end wall; 14.21% driveway slope	Lot 204: 13.28% driveway slope
Lot 205: 0' end wall; 13.24% driveway slope	Lot 206: 0' end wall; 14.00% driveway slope
Lot 207: 14.60% driveway slope	Lot 208: 0' end wall; 6.0' garage door; 12.50% driveway slope
Lot 209: 0' end wall; 6.0' garage door; 12.33% driveway slope	Lot 210: 15.20% driveway slope
Lot 211: 15.80% driveway slope	Lot 212: 0' end wall; 6.0' garage door
Lot 213: 0' end wall; 6.0' garage door	Lot 214: 14.60% driveway slope
Lot 215: 15.00% driveway slope	Lot 216: 0' end wall; 6.0' garage door; 13.00% driveway slope
Lot 217: 0' end wall; 6.0' garage door; 12.83% driveway slope	Lot 218: 13.80% driveway slope
Lot 219: 14.40% driveway slope	Lot 220: 0' end wall; 6.0' garage door; 12.33% driveway slope
Lot 221: 0' end wall; 6.0' garage door; 12.17% driveway slope	Lot 222: 15.20% driveway slope

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Lot 223: 15.60% driveway slope	Lot 224: 0' end wall; 6.0' garage door
Lot 225: 0' end wall; 6.0' garage door	Lot 226: 14.40% driveway slope
Lot 227: 15.00% driveway slope	Lot 228: 0' end wall; 6.0' garage door; 12.83% driveway slope

Cluster Product Driveway Slopes

Additionally, there are 56 lots within the Skye Canyon 5.06 Cluster units that have a driveway slope of over 12%. Due to the nature of the cluster homes, it is not possible to push these homes back to help lessen the driveway slopes for these lots.

Lot 1: 14.37%	Lot 2: 15.76%	Lot 3: 12.76%	Lot 4: 12.37%	Lot 5: 13.37%
Lot 6: 15.16%	Lot 9: 14.16%	Lot 10: 13.77%	Lot 11: 14.36%	Lot 12: 13.56%
Lot 15: 13.96%	Lot 16: 13.77%	Lot 17: 14.57%	Lot 18: 13.83%	Lot 21: 14.16%
Lot 22: 13.77%	Lot 23: 15.37%	Lot 24: 13.83%	Lot 26: 14.80%	Lot 27: 15.20%
Lot 30: 14.40%	Lot 31: 14.00%	Lot 32: 15.33%	Lot 33: 15.60%	Lot 36: 12.60%
Lot 37: 12.40%	Lot 38: 13.40%	Lot 39: 15.60%	Lot 42: 14.00%	Lot 43: 13.80%
Lot 44: 14.52%	Lot 45: 14.20%	Lot 48: 14.60%	Lot 49: 15.40%	Lot 50: 13.80%
Lot 51: 14.00%	Lot 53: 12.77%	Lot 54: 15.56%	Lot 55: 16.35%	Lot 56: 12.36%
Lot 57: 13.56%	Lot 60: 13.56%	Lot 61: 12.36%	Lot 62: 16.35%	Lot 63: 15.60%
Lot 64: 12.80%	Lot 65: 13.00%	Lot 66: 15.80%	Lot 67: 16.55%	Lot 68: 12.56%
Lot 69: 13.62%	Lot 72: 13.62%	Lot 73: 12.56%	Lot 74: 16.55%	Lot 75: 15.80%
Lot 76: 13.00%				

Please note: the garage door setbacks for lots 110-112, 131-133, 156-161, 181-186, and 203-205 were previously approved per 22-0412-DVN1 through DVN21.

We appreciate your consideration of these proposed changes to the design guidelines for Parcel 5.06. Please do not hesitate to contact our office should you need any further information.

Sincerely,

KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/adb

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