

February 23, 2024

**VIA ONLINE SUBMITTAL**

City of Las Vegas Planning  
495 S. Main Street  
3<sup>rd</sup> 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.

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

**23-0674**  
02/26/2024

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

23-0674  
02/26/2024

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

**23-0674**  
02/26/2024

<b>Lot 223:</b> 15.60% driveway slope	<b>Lot 224:</b> 0' end wall; 6.0' garage door
<b>Lot 225:</b> 0' end wall; 6.0' garage door	<b>Lot 226:</b> 14.40% driveway slope
<b>Lot 227:</b> 15.00% driveway slope	<b>Lot 228:</b> 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.

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

**23-0674**  
02/26/2024