



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

23-0674
01/17/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Modification to Parcel 5.06

Project Address (Location) Shaumber Road / W. Skye Canyon Park Drive

Project Name Skye Canyon **Proposed Use** _____

Assessor's Parcel #(s) 126-12-211-001 thru 054, 126-12-615-001 thru 029, 126-21-110-058 **Ward #** 6

126-12-211-058, 126-12-295-002, 126-12-295-008, 126-12-695-007 and 008, 126-12-295-002, 126-12-211-054, 126-12-211-057, 126-12-295-001, 126-12-211-056, and a portion of 126-12-610-006

General Plan: Existing ML Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Century Communities of Nevada, LLC **Contact** Joe Genovese

Address 8390 E. Crescent Parkway, Suite 650 **City** Greenwood Vill **State** CO **Zip** 80111

E-mail Joe.Genovese@centurycommunities.com **Phone** _____

Applicant Century Communities of Nevada, LLC **Contact** Joe Genovese

Address 8390 E. Crescent Parkway, Suite 650 **City** Greenwood Vill **State** CO **Zip** 80111

E-mail Joe.Genovese@centurycommunities.com **Phone** _____

Representative Kaempfer Crowell **Contact** Liz Olson

Address 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135

E-mail eolson@kcnvlaw.com **Phone** 702-792-7000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

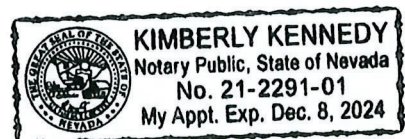
Print Name Robert Beville

Subscribed and sworn before me

This 13th day of December, 20 21

Kimberly Kennedy

Notary Public in and for said County and State



Skye R-2 Medium-Low Density Residential District

STANDARD	Skye R - 2 STANDARDS
Housing Types	Single Family Detached, Duplex & Townhome Units (Conventional, Cluster or Alley configurations)
Skye Canyon Land Use Category	L, ML, ML-A
Minimum Lot Size s.f.	Conventional: 2,000 Townhome: 1,280 Cluster or Alley: 2,000
Units per Gross Acre	6-12
Min. Lot Width	NA
MINIMUM SETBACKS	
<i>Refer to Exhibit 1 for Conventional Plotting Setback Diagrams & Exhibit 2 for Cluster Plotting Diagrams.</i>	
<i>All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements.</i>	
Main Building	
<ul style="list-style-type: none"> Front (*) for Town-homes in Parcel 5.06 	<p>From Interior Street 3' to Second Story Living over Garage 5' to Porch; 0' to Porch* 10' to Single Story Living; 0' to Single Story Living* 14' to Second Story Living; 0' to Second Story Living* <5' or 18'+ to face of Garage Door¹; Garage door setbacks between 5' and 18' permitted*</p> <p>From Court Street or Drive Aisle 3' to Second Story Living over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door¹; Garage door setbacks between 5' and 18' permitted*</p> <p>From Paseo or Common Open Space 0' to Porch 0' to Single Story Living 0' to Second Story Living</p>
<ul style="list-style-type: none"> Side (*) for Town-homes in Parcel 5.06 	0' at common wall 3' at building end wall; 0' at building end wall*
<ul style="list-style-type: none"> Corner Side 	5'
<ul style="list-style-type: none"> Rear (*) for Town-homes in Parcel 5.06 	<p>Rear Yard with No Alley 5'</p> <p>Rear Yard with Alley 3' to Second Story Living over Garage (cantilevered) 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door¹; Garage door setbacks between 5' and 18' permitted*</p>
Detached Accessory Structures	
<ul style="list-style-type: none"> Front 	Same as Main Building
<ul style="list-style-type: none"> Side 	3'
<ul style="list-style-type: none"> Corner Side 	5'
<ul style="list-style-type: none"> Rear 	3'
<ul style="list-style-type: none"> Min. Separation to Main Bldg. 	6'
<ul style="list-style-type: none"> Size and Coverage 	Not to exceed 50% of the floor area of the principal dwelling unit

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STANDARD	Skye R - 2 STANDARDS
Housing Types	Single Family Detached, Duplex & Townhome Units (Conventional, Cluster or Alley configurations)
Rear Patio Cover, Sundeck, Balcony <i>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</i> <i>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</i> <i>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</i>	
<ul style="list-style-type: none"> Rear 	5' to post or edge of sundeck or balcony 3' to roof overhang
<ul style="list-style-type: none"> Side 	5' to post or edge of sundeck or balcony 3' to roof overhang
<ul style="list-style-type: none"> Corner Side 	5' to post or edge of sundeck or balcony 3' to roof overhang
Courtyard Walls	
<ul style="list-style-type: none"> From Interior Street 	2'
<ul style="list-style-type: none"> From Court Street, Drive Aisle or Alley 	2'
<ul style="list-style-type: none"> From Paseo or Common Open Space 	0'
<ul style="list-style-type: none"> Corner Side 	2'
Min. Distance Between Buildings	6'
Max. Lot Coverage <i>The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not including utility easements) is subtracted.</i>	NA
Max. Building Height <i>(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)</i>	Main Building 3 Stories max.; 38' max. Accessory Structure Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less
Parking	2 unimpeded spaces per unit with at least one space in an enclosed garage
Landscape Buffers and Turf Limitations	
<ul style="list-style-type: none"> Minimum Zone Depths 	<ul style="list-style-type: none"> Adjacent to Right-of-Way: 6' or building setback whichever is less Interior Lot Lines: 0'
<ul style="list-style-type: none"> Front Yard Area Turf Coverage 	0%
WALLS AND FENCES	
Front Yard Wall/Fence	
<ul style="list-style-type: none"> Max. primary wall height 	5'
<ul style="list-style-type: none"> Max. solid wall base height 	2'
<ul style="list-style-type: none"> Max. Pilaster height 	18"
<ul style="list-style-type: none"> Max. on-center distance between pilasters 	Pilasters not required; When provided, maximum spacing of 100'
<ul style="list-style-type: none"> Decorative Cap feature 	5"

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STANDARD	Skye R - 2 STANDARDS
Housing Types	Single Family Detached, Duplex & Townhome Units (Conventional, Cluster or Alley configurations)
Front Yard Wall/Fence with Standard Stepback	
• Max. secondary wall height	2'
• Minimum spacing between wall sections – Outside Dimensions	5'
Perimeter and Retaining Walls with Slopes	
• Max. Overall Height	12' Exterior - 14' Interior
• Max. Perimeter Wall Height	6' - 12'
• Max. Retaining Wall Height	6' Exterior - 8' Interior
• Max. Pilaster Height	18"
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
• Max. Primary Wall Height	6' - 12' Exterior / 6' -14' Interior
• Max. Secondary Wall Height	4'
• Min. spacing between wall sections – Inside Dimensions	4'
• Max. Pilaster Height	18"
• Min. spacing between wall sections – Outside Dimensions	5'

¹12% maximum driveway slopes, except in Parcel 5.06, where 17% maximum driveway slopes shall be allowed (see Section 3.4.3). No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

3.4 DRIVEWAY CRITERIA

All driveway materials shall be constructed using pavers.

3.4.1 MINIMUM LENGTH OF DRIVEWAYS

Minimum driveway lengths are specified in the Development Standards Matrices in Section 3.3.1 through 3.3.7.

3.4.2 MAXIMUM WIDTH OF DRIVEWAYS

Front entry driveways shall not exceed the width of the garage door by more than one foot (1'-0") on each side, including center columns, if any. Any driveway that exceeds 18' in width along the street must have additional enhancements.. Enhancement options include exposed aggregate, contrasting textures, paving bands or other similar treatments to break up expansive areas.

Front entry driveways that are 18' in width or less do not require enhancement.

The maximum width of a driveway at the street for a turn-in garage shall not exceed 16'.

On turn-in garages, the distance from the face of the garage door to the side yard lot line have the following minimum dimensions:

- | | |
|---|--|
| • Entry Level (\pm 2,000 sq. ft. lots) | 26' (24' pavement + 2' landscape area) |
| • Move-Up (\pm 4,000 sq. ft. lots) | 26' (24' pavement + 2' landscape area) |
| • 2 nd Move-Up (\pm 5,500 sq. ft. lots) | 26' (24' pavement + 2' landscape area) |
| • Estates (\pm 6,000 sq. ft. lots) | 28' (24' pavement + 4' landscape area) |

Driveways must be separated from any building element (front porch, building wall, courtyard wall) by a 24" minimum planting area.

3.4.3 MAXIMUM SLOPE OF DRIVEWAYS

The maximum slope of residential driveways is 12%.

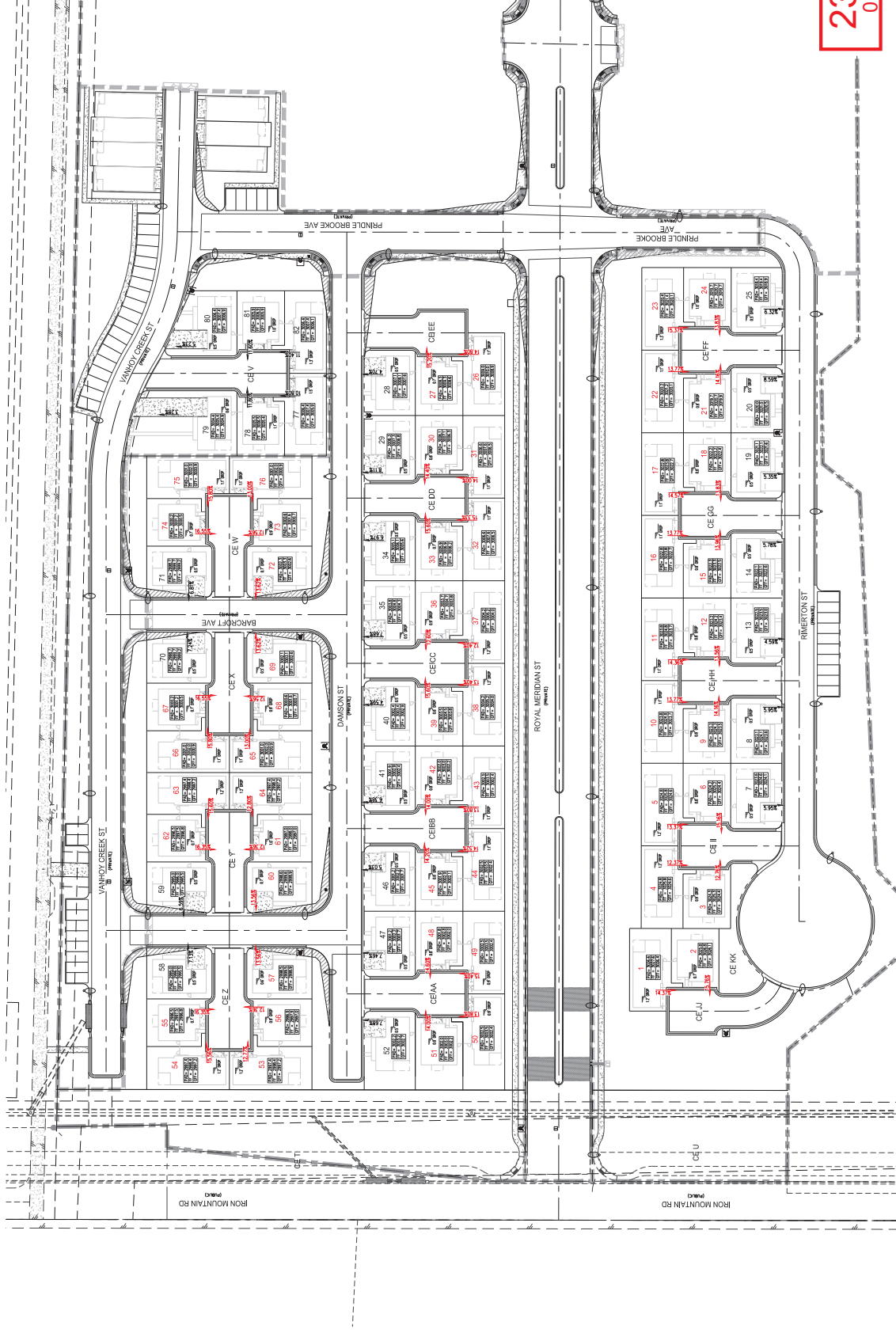
* For Parcel 5.06 (Cluster Configurations and Town-homes) maximum slope of a residential driveway is 17%.

3.4.4 PARKING

On streets having a 60' right-of-way or less, parking on the public right-of-way within a development parcel may be counted toward multi-family guest parking requirements only.

In multi-family development, parking shall conform to federal ADA standards.

SKYE CANYON PARCEL 5.06 DRIVEWAY SLOPE ANALYSIS EXHIBIT



23-0674
01/24/2024



DATE: 8/2/23
SCALE: 1" = 40'
PROJECT #: CEN2100-000

CENTURY
COMMUNITIES

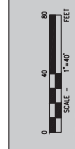
Phone (702) 284-5300
Toll Free (888) 937-5150
5725 W. Balfour Ave. STE: 100
Las Vegas, NV 89118
westwood@century.com

Westwood

Westwood Professional Services, Inc.

LEGEND	
	GARAGE DROP
	SLOPE
	METERS TO REQUIRED WATER
	GARAGE DROP TO REQUIRED WATER
	METERS TO REQUIRED WATER
	METERS TO REQUIRED WATER
	METERS TO REQUIRED WATER
	METERS TO REQUIRED WATER

SITE DATA	
UNITS	REQUIRED WATER
Garage Drop	1.00 UNITS
Slope	
Meters to Required Water	
GARAGE DROP TO REQUIRED WATER	
METERS TO REQUIRED WATER	
METERS TO REQUIRED WATER	
METERS TO REQUIRED WATER	



CENTURY
COMMUNITIES

Phone (702) 284-5300
Toll Free (888) 937-5150
5725 W. Badura Ave., STE. 100
Las Vegas, NV 89118
westwoodjps.com

Westwood Professional Services, Inc.

Westwood

DATE: August 11, 2023
SCALE: 1:40
PROJECT #: CEN2104

