



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.

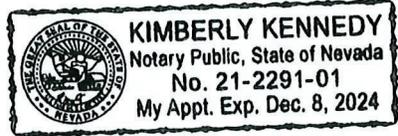
Property Owner Signature
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert Beville

Subscribed and sworn before me

This 13th day of December, 20 21

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)
<p>Rear Patio Cover, Sundeck, Balcony</p> <p><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></p> <p><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></p> <p><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></p>	
<ul style="list-style-type: none"> • Rear • Side • Corner Side 	<p>5' to post or edge of sundeck or balcony 3' to roof overhang</p> <p>5' to post or edge of sundeck or balcony 3' to roof overhang</p> <p>5' to post or edge of sundeck or balcony 3' to roof overhang</p>
Courtyard Walls	
<ul style="list-style-type: none"> • From Interior Street • From Court Street, Drive Aisle or Alley • From Paseo or Common Open Space • Corner Side 	<p>2'</p> <p>2'</p> <p>0'</p> <p>2'</p>
Min. Distance Between Buildings	6'
<p>Max. Lot Coverage</p> <p><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></p>	NA
<p>Max. Building Height</p> <p><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></p>	<p>Main Building 3 Stories max.; 38' max.</p> <p>Accessory Structure Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less</p>
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 • Front Yard Area Turf Coverage 	<ul style="list-style-type: none"> • Adjacent to Right-of-Way: 6' or building setback whichever is less • Interior Lot Lines: 0' <p>0%</p>
WALLS AND FENCES	
Front Yard Wall/Fence	
<ul style="list-style-type: none"> • Max. primary wall height • Max. solid wall base height • Max. Pilaster height • Max. on-center distance between pilasters • Decorative Cap feature 	<p>5'</p> <p>2'</p> <p>18"</p> <p>Pilasters not required; When provided, maximum spacing of 100'</p> <p>5"</p>

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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	
<ul style="list-style-type: none"> Max. secondary wall height 	2'
<ul style="list-style-type: none"> Minimum spacing between wall sections – Outside Dimensions 	5'
Perimeter and Retaining Walls with Slopes	
<ul style="list-style-type: none"> Max. Overall Height 	12' Exterior - 14' Interior
<ul style="list-style-type: none"> Max. Perimeter Wall Height 	6' - 12'
<ul style="list-style-type: none"> Max. Retaining Wall Height 	6' Exterior - 8' Interior
<ul style="list-style-type: none"> Max. Pilaster Height 	18"
<ul style="list-style-type: none"> Contrasting Material 	20%
Perimeter and Retaining Walls Standard Stepback	
<ul style="list-style-type: none"> Max. Primary Wall Height 	6' - 12' Exterior / 6' -14' Interior
<ul style="list-style-type: none"> Max. Secondary Wall Height 	4'
<ul style="list-style-type: none"> Min. spacing between wall sections – Inside Dimensions 	4'
<ul style="list-style-type: none"> Max. Pilaster Height 	18"
<ul style="list-style-type: none"> 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)
- 2nd 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%.

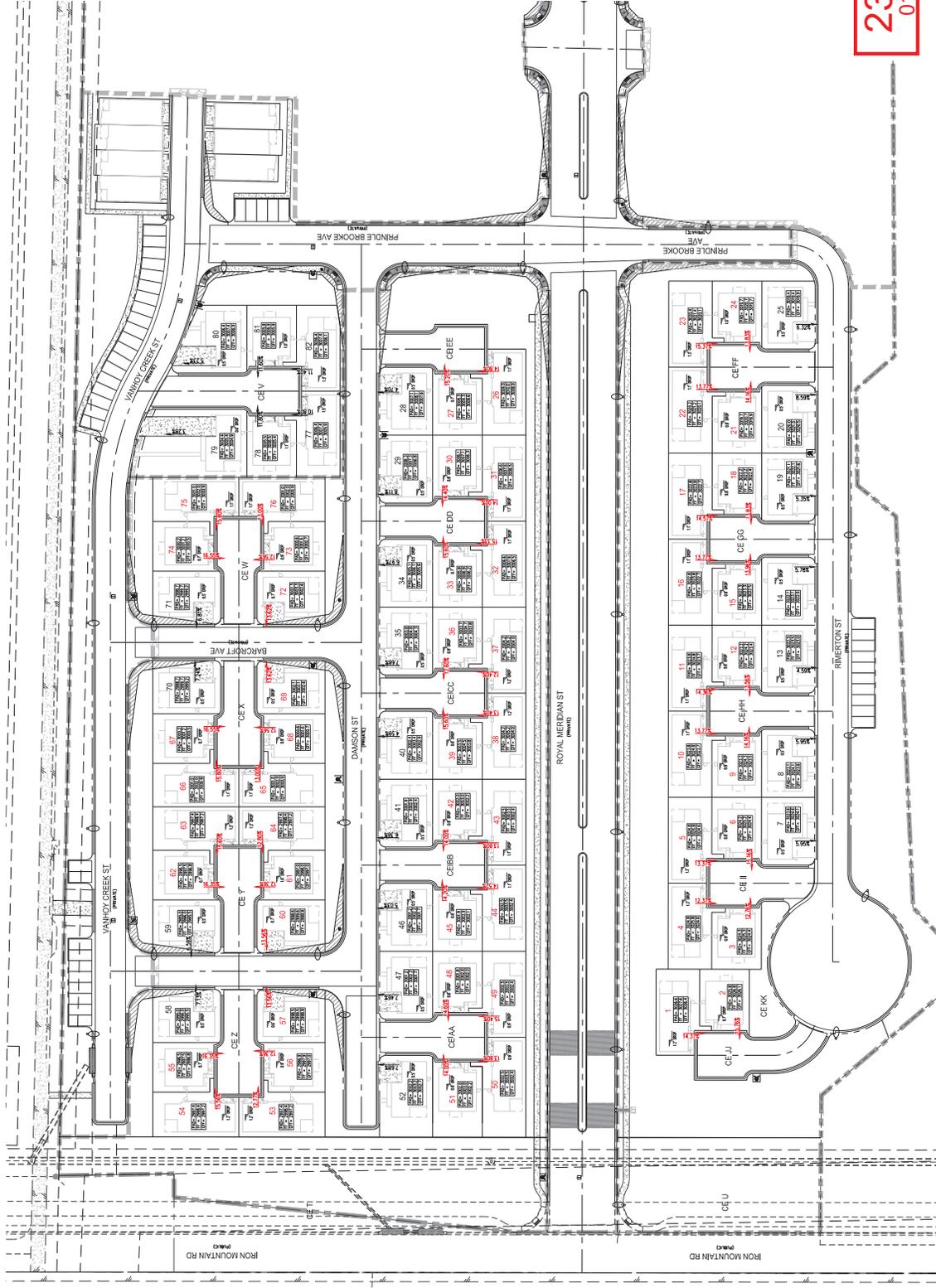
* For Parcel 5.06 (Cluster Configurations and Town-homes) maximum slope of a residential driveway is 17%.

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



LEGEND

CHANGING	ORIENTED SLOPE
ORIENTED SLOPE	ORIENTED SLOPE
ORIENTED SLOPE	ORIENTED SLOPE
ORIENTED SLOPE	ORIENTED SLOPE

SITE DATA

LOT REQUIRING MAP	56 UNITS
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DATE: 8/2/23
 SCALE: 1" = 40'
 PROJECT #: CE2100-000



Westwood Professional Services, Inc.
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 (888) 937-5150
 5725 W. Beldare Ave. STE: 100
 Las Vegas, NV 89118
 westwoodps.com

Westwood

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