

CEN2104.000

July 27, 2022

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

Subject: Justification Letter for a Tentative Map and Minor Deviation for Skye Canyon Parcel 5.06

A portion of APN 126-12-101-003

Westwood Professional Services, on behalf of the applicant, Century Communities, respectfully submits this justification letter in support of a Tentative Map (TMP) and Minor Deviation for the subject site.

The subject site is located southwest corner of the intersection of Iron Mountain Road and the Sheep Mountain Parkway alignment. The subject project is proposed on a portion of Assessor's Parcel Number 126-12-101-003. The gross parcel acreage is 106.18 acres with the subject project consisting of 61.9 acres. The proposed development will consist of five (5) single-family residential lot sizes resulting 448 total lots with an overall density of 7.24 du/net ac. The project consists of three (3) detached single family lot sizes, townhomes, and cluster product. The three minimum single-family residential lot sizes are 45'x80', 35'x95', and 45'x100'.

Tentative Map

The associated Tentative Map (TMP) will establish the 448 lot count and general configuration for the site's layout. The proposed zoning is Skye R-2 which conforms to the Residential Low land use per the Master Land Use Plan. All lots, except the townhomes, meet the minimum lot square footage for Skye R-2 zoning of 2,000 SF. The proposed minimum lot square footage for townhomes is 1,418 SF which is allowed per MOD-78707. The TMP summarizes the project information, cross-sections of proposed street sections, preliminary grading of the site from north to south and west to east, details of typical wall sections, and location of existing and proposed utilities. The project proposes a gated entry off of Iron Mountain Road and an emergency fire access entry off of Grand Teton Drive. A large open space where Century will provide amenities is proposed in the center of the community in CE N. There is additional open space provided throughout the project.

Minor Deviation

The applicant would like to request a minor deviation for driveway setback on 21 of the townhome lots. The proposed Skye R-2 zoning's garage door setback is: <5' or 18'+. Due to the location of the sight visibility zones (SVZ) at intersection corners, some townhomes will require a driveway length between 5' and 18' to be fully outside of the SVZ. The townhome construction does not allow for individual units within a block to be shifted so, in cases where one unit must move back, the other units connected to it must move back as well.

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The lots that will require a minor deviation and the requested garage door setback are shown in the attached exhibit and listed below:

Lot 110.....8.52'
Lot 111..... 7.52'
Lot 112..... 7.52'
Lot 131..... 8.60'
Lot 132.....7.60'
Lot 133.....7.60'
Lot 156.....7.61'
Lot 157..... 6.61'
Lot 158.....6.61'
Lot 159.....10.26'
Lot 160.....9.26'
Lot 161..... 9.26'
Lot 181..... 9.44'
Lot 182.....8.44'
Lot 183.....8.44'
Lot 184..... 10.76'
Lot 185.....9.76'
Lot 186..... 9.76'
Lot 203..... 9.97'
Lot 204.....8.97'
Lot 205..... 8.97'

Please contact me if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Paulo Chavez, Century Communities
Chelsea Jensen, Westwood Professional Services

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