

ADMINISTRATIVE MINOR DEVIATION CHECKLIST AND EXCEPTIONS		Y	N	N/A
Notarized letters of consent from adjacent property owners				
Notarized letters of consent from abutting developed property owners received for architectural height intrusions				
Assessor's map indicating adjacent/abutting parcels from which letters are required.				
Parcel(s) part of an approved PUD? (Yes? Must be after initial development & be a private property owner per 30.24.050(3))				
All parcel contiguous or within the same subdivision?				
Lot Coverage – Rural Residential Only				
Lot Area Further restricted by an RNP III? (min 7,000 sq ft & max 4 du/acre)				
Balcony above 6'/Patio Cover reduce minimum setback to 5 feet				
Setbacks	Front (does not apply to 50% permitted intrusion or 10' minimum setback from street)			
	Side			
	Rear (does not apply to 10' min. setback from street)			
	Corner (does no apply to 10' min. setback from street)			
	Carport and/or garage			
Special Setbacks	Las Vegas Boulevard (30.56.060(a))			
	Mt. Charleston, Lee Canyon, Kyle Canyon – nonconforming lots of record (30.56.060(b))			
	Drainage, Freeway, Railroad (30.56.0409(c))			
Accessory Agricultural Building – non- decorative roof				
If lot less than 80,000SF, increase above 600SF building per animal				
Manufactured Home As Accessory Apartment – Set at grade & conform to single family design standards, except minimum area				
Accessory Buildings and Structures	Exceeding ½ the footprint area include primary & all accessory structure SF			
	Visible from street – non compatible architecturally			
	Modified Design Standards (ext. materials, roof pitch, etc.)			
Agriculture – Large – Reduction of lot size to 9,000 outside CD5				
Outside Storage Only in RU, RA & RE zones and only for 1 commercial vehicle related to voluntary public service				
Utility Poles Additional poles added to existing utility corridors (Consent letters not required from publicly owned property)				
Sheds to reduce or eliminate setbacks and separations.				
Mixed Use Height Deviation up to 10%				
Public Works	Utility pole locations			
	Time restrictions in 30.32.100 or 30.52.090			
	Deviations from Uniform Standard Drawings or the Hydrologic Criteria and Drainage Design Manual			
	Right-of-way width			
	Subdivision layout, location or design			
Streetlights	Private Streets within CD5			
Sight zones	Alternative corner sight zones (on corner lots only)			
	Drive aisles (one way drive aisle only)			
Open Space (up to 10% deviation if requirement is within 30.40 – does not apply to PUDs)				
Block Length/Street Length 10%				
Height	Intrusions			
	3:1 setback from single family residential up to 10% deviation			
Manufactured Home	Living Area R-E, R-E, R-1, R-2, RUD, R3 Urban Area & O-S, H-2, U-V, H-1			
Trash Enclosure	Reduce wall height (must demonstrate that receptacles will be completely screened)			
	Reduce or eliminate separation from residential (need letters from adjacent property owners & trash service provider)			
Access Gates	Reduce or eliminate setbacks for access gates in Commercial or Industrial development			
Walls	Height - up to 8' for side walls (to within 15 feet of the front property line per 30.64.050(2))			
	Eliminate walls adjacent to less intensive uses in rural areas			
	Allow 6' non-decorative fence in front yard if adjacent properties have similar fences			
	Height up to height allowed for accessory structures for open decorative or chain link fencing and/or lighting to enclose game areas			
	Breaches in walls for pedestrian access or trails			
Walls adjacent to developed properties when finished grade of developing property is lower or higher than developed property				