

**LAS VEGAS
CITY COUNCIL**

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CITY HALL

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LAS VEGAS, NV 89101

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August 14, 2024

Brian Walsh
Howard Hughes Company, LLC
10801 West Charleston Boulevard, 3rd Floor
Las Vegas, NV 89135

RE: 24-0294-SCD1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A 15-FOOT MAXIMUM EXPOSED WALL HEIGHT ON AN INTERNAL BUILDER PARCEL WALL WHERE 12 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A FOUR-FOOT RETAINING WALL SPACING WHERE SEVEN FEET IS REQUIRED on a portion of 16.35 acres at the southwest corner of Spring Run Drive and Grand Park Boulevard (APN 137-28-611-005) P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Major Deviation of the Summerlin Development Standards is hereby approved to allow a 15-foot maximum exposed wall height on an internal builder parcel wall where 12 feet is the maximum allowed and to allow a four-foot retaining wall spacing where seven feet is required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

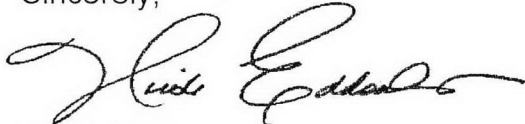


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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on August 13, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after August 26, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Angela Pinley
Richmond American Homes of Nevada, Inc
770 East Warm Springs, Suite 240
Las Vegas, NV 89119

Roxanne Leigh
Westwood Professional Services
5725 West Badura, Avenue, Suite 100
Las Vegas, NV 89118