



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

February 12, 2025

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

**RE: 24-0658-SCD1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 11, 2025* 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 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 14-foot maximum exposed wall height on an internal builder parcel wall where 12 feet is the maximum height allowed.
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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 **February 11, 2025** 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 **February 24, 2025**. 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:bp

cc:

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