



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

May 13, 2021

Ms. Angela Pinley
Richmond American Homes of Nevada, Inc.
7770 S. Dean Martin Drive, Ste. 308
Las Vegas, Nevada 89139

**RE: 21-0240-SCD1, 21-0240-SCD2, 21-0240-SCD3, 21-0240-SCD4, 21-0240-SCD5, 21-0240-SCD6 and 21-0240-SCD7 –
ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MAY 2021**

Dear Applicant:

The Department of Planning has administratively **APPROVED** the following Land Use Entitlement project requests at 484, 508 and 524 Pear Lake Street (APNs 137-26-113-032, 034 and 037), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman).

21-0240-SCD1 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A SEVEN-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 524 Pear Lake Street.

21-0240-SCD2 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 508 Pear Lake Street.

21-0240-SCD3 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A SEVEN-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 484 Pear Lake Street.

21-0240-SCD4 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A SIX-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 532 Pear Lake Street.

21-0240-SCD5 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 500 Pear Lake Street.

21-0240-SCD6 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A SIX-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 476 Pear Lake Street.

21-0240-SCD7 - SUMMERLIN COMMUNITY DEVIATION - TO ALLOW A FIVE-FOOT SETBACK FROM THE DRIVE AISLE WHERE 18 FEET IS REQUIRED at 484 Pear Lake Street.

This approval is subject to the following conditions:

21-0240-SCD1 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 32 [APN 137-26-113-032], 524 Pear Lake Street to allow seven feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. An update to the previously approved Drainage Plan and Technical Drainage Study, DS-5182, must be submitted to and approved by the Department of Public Works to address any lot elevation changes prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

21-0240-SCD2 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 34 [APN 137-26-113-034], 508 Pear Lake Street to allow five feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

21-0240-SCD3 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 37 [APN 137-26-113-037], 484 Pear Lake Street to allow seven feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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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8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

21-0240-SCD4 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 31 [APN 137-26-113-031], 532 Pear Lake Street to allow six feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. An update to the previously approved Drainage Plan and Technical Drainage Study, DS-5182, must be submitted to and approved by the Department of Public Works to address any lot elevation changes prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

21-0240-SCD5 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 35 [APN 137-26-113-035], 500 Pear Lake Street to allow five feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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.
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Public Works

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8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

21-0240-SCD6 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 38 [APN 137-26-113-038], 476 Pear Lake Street to allow six feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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.
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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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Public Works

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8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

21-0240-SCD7 CONDITIONS

Planning

1. A Minor Deviation is hereby approved for Lot 39 [APN 137-26-113-039], 468 Pear Lake Street to allow five feet to the garage where five feet or less or 18 feet or more is required.
2. Conformance to the approved conditions for Tentative Map (TMP-76950), except as amended herein.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

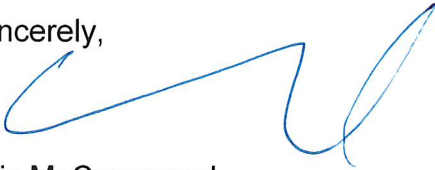
Public Works

7. An update to the previously approved Drainage Plan and Technical Drainage Study, DS-5182, must be submitted to and approved by the Department of Public Works to address any lot elevation changes prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
8. Site development to comply with all previous conditions of approval for the Moro Point Summerlin Village 21 – Parcels N and O Tentative Map (20-0196-TMP1), the Moro Point Final Map, 100105-FMP and any other site related actions.

Richmond American Homes of Nevada, Inc.
21-0240-SCD1, 21-0240-SCD2, 21-0240-SCD3, 21-0240-SCD4, 21-0240-SCD5, 21-
0240-SCD6 and 21-0240-SCD7 - Page Nine
May 13, 2021

This action by the Department of Planning staff on **May 13, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Roxanne Leigh
Westwood Professional Services
5725 W. Badura Avenue, Ste. 100
Las Vegas, Nevada 89118