



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: August 13, 2024**

Agenda Item No.:  
**18**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0294-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a 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). Staff recommends APPROVAL.

**P.C.: Final Action (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation