

RAH2401

June 3, 2024

City of Las Vegas
Planning and Development
495 S. Main Street
Las Vegas, NV 89101

RE: Summerlin Village 29 Parcel J – Major Deviation of Standards Justification Letter
APN 137-28-611-005

To Whom It May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Richmond American Homes, respectfully submits this justification letter in support of a Major Deviation of Standards for exposed wall height.

The site is located within the Summerlin master plan community at the west corner of the Spring Run Drive and Grand Park Blvd intersection. The subject site depicts an approximately 16.35+/- gross acre development with 76 single family lots, resulting in a density of 4.65 du/ac. It is located within Assessor Parcel Number 137-28-611-005.

Deviation of Standards Request

1. Perimeter Exposed Wall Height

Standard: Summerlin Development Standards adopted by CLV:

1. Internal builder parcel walls, including retaining walls, may be built up to 12 feet high (as measured from the side of the wall with the maximum vertical exposure) per page 2-25.
2. 7-foot spacing between stacked walls based on page 2-44.

Request: Allow 14.3-foot maximum exposed wall height with 4-foot spacing between walls.

Justification: Due to the unique existing conditions of the subject site, there are multiple lots along the west edge that are well below the finished grade elevations of COS-3. There is a grade difference of up to 20 feet along the shared property line with COS-3 which is currently made up of scarping onto the subject project. To grade the remainder of the site based on the other perimeter conditions while maintaining street slope standards, the west edge of the site at the shared property line is lower than COS-3. Since view fence is not permitted in lieu of a screen wall when lots are below open space for privacy concerns, the total exposed wall height along the shared property line no longer meets Summerlin Development Standards. A total exposed wall height increase to 14.3 feet is required in these cases. The total exposed wall height of up to 14.3 feet is internal to the project and cannot be seen from COS-3.

24-0294
06/03/2024

Please see enclosed exhibit for additional information on requested deviation. Thank you for considering this justification letter. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

Westwood Professional Services



Emily Hoy, PE
Project Manager

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