

RAH2401

October 14, 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:
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.

Request: Allow 14.3-foot maximum exposed wall height.

Justification: Due to the existing mass grading that is along the parcel to the north of the site, additional retaining and, therefore, overall wall height, is being requested. There is a significant amount of existing scarping along proposed lot 39 as well as existing grading along the north edge of the project to allow drainage to enter an existing storm drain stub off of Spring Run Drive. The proposed pad grades for lots 1 and 39 along the north boundary of the project are above the existing grade. There is a portion on lot 39 that is also below the existing grade of the future fire station parcel. There are plans for a future fire station north of the subject site. To provide privacy for the fire station as well as lots 1 and 39, the preferred design is to utilize a full 6-ft screen wall on top of the retaining for these lots.

Detail 1 on the provided exhibits show where the pad of lot 39 is below the existing grade. In this case, a 13.5-ft maximum overall wall height is requested. Detail 2 shows where the pad for lot 1 and a portion of lot 39 are above the existing grade. A maximum overall wall height of 14.3-ft is being requested for these areas.

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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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