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January 30, 2025

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

RE: Skye Summit - Parcel P1.8 (BLM 505) Justification Letter for a Tentative Map  
APN 126-26-10-003  
Associated Applications: Modification to the BLM 505 Development Agreement

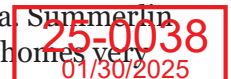
To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Ninety-Five Management LLC, respectfully submits this justification letter in support of a Tentative Map for the subject site. This project is generally located at Sheep Mountain Parkway and Centennial Parkway. The community is located within Assessor Parcel Number 126-26-101-003.

The subject Tentative Map depicts an approximately 14.61+/- gross acre development with 172 single family residential attached lots, resulting in a density of 11.77 dwelling units per acre. The net acreage is 13.57 acres while the net density is 12.68 dwelling units per acre. The proposed typical lot sizes are 31'-10"x65'-6", 31'-10"x80'-6", 26'-10"x65'-6", and 26'-10"x80'-6". The 65'-6" deep lots accommodate 5' driveways while the 80'-6" deep lots are utilized along steeper streets to allow for 20' driveways. The subject project has a planned land use of Medium-Low Attached (MLA) and will be utilizing the R-TH setbacks as listed in Skye Summit Development Standards and Design Guidelines.

The Tentative Map establishes the residential lot count and general configuration of the roadways while providing a summary of the project information, sections of proposed streets, preliminary cross sections showing vertical elevation of the site from south to north and west to east, and locations of existing and proposed utilities. The project will be gated and will have one entrance off Skye Edge Drive. Resident parking is provided via a 2-car garage attached to each dwelling unit. Required visitor parking is provided with off-street parking stalls, as are the required accessible parking spaces.

The required open space for the development is 13,600 square feet; however, a total of 82,583 square feet has been allocated. The 20,781 square foot primary open space is strategically located at the community entrance. Planned amenities within the community will feature a swimming pool situated in the central common area, with further amenities and specific details regarding the pool currently under design. The minimum landscape buffers per the Skye Summit Design Guidelines is 5'. The buffer provided along Skye Edge is 20' while all interior block end landscape buffers are 5' minimum. The landscaping planned for Skye Edge and the front yards will adhere to the minimum standards outlined in the design guidelines. A meeting took place with the developer, Peter Lowenstein, and Councilwoman Francis Allen-Palenske to tour a nearby townhome community by the developer on January 22, 2025. The community toured is marketed as Vertex (a.k.a. Summerlin Village 25 Parcel G). The purpose of the meeting was for City staff and officials to visit homes very



similar to what is being proposed at this Skye Summit community. The councilwoman voiced her support for the proposed community, citing the positive attributes of the existing development. The thoughtful design of the homes, along with the lush shrubbery planned for the front yards—especially for those with 5-foot driveways—was met with enthusiasm and approval.

Common Element B (CE B) encompasses an area designated in accordance with the development agreement for a master-planned park and trail system. It is important to note that additional land from the subject property has been incorporated into CE B, which will be developed as a separate lot and included in the master park plan. The final grading of these areas will ensure compliance with the minimum usable open space requirements.

A modification to the development agreement is being submitted under separate application. This tentative map assumes that the changes to the R-TH Development Standards and Setbacks will be approved concurrently. Similarly, this map indicates a 10' maximum height retaining wall with 6' screen wall on top along Sheep Mountain Parkway, as allowed with the modification to the design guidelines.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

Westwood Professional Services



Daniel Poll,  
Senior Project Manager

25-0038  
01/30/2025