

September 18, 2024

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

Re: Summerlin Village 25 Parcel O – Aberdeen - Justification Letter for a Tentative Map
APN 137-22-210-001

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submits this justification letter in support of a Tentative Map application for the subject site.

The subject site is located north of the intersection of Calico Bend Drive and Highland Pride Lane, encompassing approximately 19.23 net acres. The community is situated within the Summerlin West – Grand Park Neighborhood District. The proposed development will consist of 131 detached single-family residential rear-loaded lots, resulting in a density of 6.81 dwelling units per acre (DU/AC) on a net-net basis. The community will feature rear-loaded lots with a mix of full-length driveways and 3- to 5-foot driveways. It will utilize private streets and include a gated entrance. The offsite pedestrian connections will include locked pedestrian gates. The proposed typical lot size is 45 feet by 70 feet.

Rear-loaded lots are homes with the front door situated on the opposite side of the house from the driveway. The community includes on-site walkways that provide access to the front doors from a paseo, while the opposite side of the home utilizes a street for garage access. The rear-loaded lots and the minimum setbacks are defined in the Summerlin Development Standards, specifically in Exhibit 2.12, Rear Loaded Detached Paseo Lots.

The subject Tentative Map provides a summary of the project information, sections of proposed streets, site grading profiles, details of typical wall sections, and locations of existing and proposed utilities. It is anticipated that the site will be developed in a single phase, with the gated entry to the community located on Highland Pride Lane.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Oscar Quiroz, PE
Project Manager

24-0466
09/19/2024