



July 24, 2023

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

**RE: Justification Letter for Ashland at Summerlin V25
(Parcels H and I) - Single Family Subdivision**

On behalf of our client, Taylor Morrison, we have prepared the following justification letter in support of a Tentative Map for Ashland at Summerlin V25 (Parcels H and I), APN 137-22-413-001 and 137-22-413-002.

The property consists of parcels 137-22-413-001 and 002, with a total gross acreage of 25.24+/- acres. The parcel is currently Zoned PC (Planned Community), with a Planned Land Use of SF-2, Single Family, and is located within the Summerlin Master Plan. The land holding is currently undeveloped. The site is bound by properties that are also zoned PC, on the west by Grand Park Blvd, to the south by Sandstone Rise Drive, and to the east is Sky Vista Drive.

The proposed development will consist of 92 single family residential lots with a density of 3.64 dwelling units per acre. The development will provide lots ranging from 7,200s.f. to 14,376s.f.

The subdivision will be served by one gated point of access, which will be off of Grand Park Blvd, a 64-foot wide private street with 30-foot landscaping on either side to include a 5-foot sidewalk. Internal circulation will be by private roads varying from 36-foot to 51-foot wide, with sidewalk on one side, and private 31-foot to 36-foot wide, with no sidewalk.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Zrinyi', is written over a light blue horizontal line.

Chris Zrinyi, P.E.
Principal

23-0412
08/17/2023