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February 12, 2025

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

RE: Skye Summit 125 (BLM 505) Justification Letter for a Tentative Map  
APN 126-26-101-003 & 126-26-101-005  
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 resubmits 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 subject Tentative Map includes approximately 234.4+/- gross acres. Lots P2.2, P2.3, P2.4, P2.9 and P 2.11 are to be created as remnant lots to be developed with later phases of the master plan. Lots P 1.4, P 1.5, P 1.6, P 2.5, P 2.6 and P 2.7 of the Skye Summit Land Use Plan are to be merged and subdivided into a 2-phase residential community per this application. The residential development includes 570 single family lots with a net area of 122.5+/- acres, resulting in a net density of 4.65 dwelling units per acre. The community is located within Assessor Parcel Numbers 126-26-101-003 & 126-26-101-005. Four products are to be offered in this development. The typical lot sizes of each are as follows:

Product 1	46'x95'
Product 2	55'x95'
Product 3	55'x115'
	65'x115'
Product 4	55'x115'

The parcels included with this project include land use designations of Low (L) and Medium-Low (ML). The R-1 setbacks as listed in Skye Summit Development Standards and Design Guidelines are allowed by both land uses and will be used for all products.

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 three entries. The entries off Skye Edge Drive and Red Rock Skye Drive will be for residents only with automated gates while the entry off Centennial Parkway will be guard gated for residents and visitors.

Open space required is 34,200 square feet while 946,511 square feet is provided. There are two large parks proposed, one in each phase. The park in Phase 1 is in excess of 1 acre. It will be created as a

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separate lot to be maintained by the master HOA and open to the master plan community. The minimum usable open space requirement will be met with final grading of these two parks.

Street widths utilized are consistent with the Skye Summit Design Guidelines. Where storm drain is planned, additional street width has been provided to accommodate required utility separations. These separations are detailed in Section C on sheet TM-1. The private streets will be widened to meet the minimum separations shown if additional storm drain or increased pipe size is found to be needed per the technical studies.

A connectivity ratio of 1.34 is achieved with this community. There are extensive paseos with walk paths as shown on the plan and in the detailed cross-sections. These walk paths offer connections between various parts of the community, including from dead end streets and other nodes, thereby allowing for added half links as indicated. Additional pedestrian connections are planned to the perimeter public streets to provide an easy access to other resources and amenities in the area, including parks and Red Rock Conservation Area.

The community is set to feature a comprehensive array of amenities designed to enhance the living experience for residents. The development amenities will be rolled out in two phases:

#### **Phase 1**

- Community pool
- Convenient restroom facility
- Shade structure for relaxation
- Sports courts for recreational activities
- Dedicated parking lot for amenity access
- Scenic trails providing pedestrian-friendly connectivity throughout

#### **Phase 2**

- Spacious clubhouse, approximately 6,000 SF, which will include:
  - Fitness/wellness area
  - Versatile social room(s) for gatherings
  - Shaded terrace with valley views
- Luxurious spa
- Additional amenity parking
- Expansive event lawn for community gatherings
- More scenic trails

The pool in Phase 1 and clubhouse in Phase 2 are planned where indicated on the map. Currently, these amenities, along with others listed, are in the design phase, ensuring a well-thought-out and appealing community for all residents.

An application for modification to the development agreement is being submitted concurrently. This tentative map meets all requirements of the current development agreement while incorporating additional stacked wall sections included in the modification to the development agreement. The wall sections included on the last page of the tentative map match those included in the modification. Additionally, the modification also addresses the increase in perimeter landscape buffer included with this map.

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

Sincerely,

Westwood Professional Services

A handwritten signature in blue ink, appearing to read "D. S. Poll", with a long horizontal stroke extending to the right.

Daniel Poll,  
Senior Project Manager

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