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January 16, 2025

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

RE: BLM 505 (Skye Summit)
Justification Letter - Major Modification and Amended Parent Tentative Map
APN 126-26-101-003

To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Olympia Companies, respectfully submits this justification letter in support of a Major Modification and Amended Parent Tentative Map for the subject site. This project is generally located at Tropical Parkway and Shaumber Road.

Please accept this letter as part of our application to amend the land use plan for Skye Summit, as well as provide for some modifications to the development standards/guidelines. As a result of the proposed changes the following exhibits have been updated: Park Trigger, Master Phase, Master ROW, Master Trail, Master Street Section, Master Land Plan exhibits.

The major changes include the relocation of the east/ west trail between Street A and Street B; an increase in the size of the parks at the entrance to the trail on both the east and west side of Street A; , as well as the relocation of the park on the east side of street B to the north side of Centennial Parkway at parcel 2.2.

The relocated trail is now on the southside of Centennial Parkway, and is wider than previously designed and identified in the street and trail section exhibit. The overall Park acreage has increased to accommodate some additional amenities.

The outlined revisions were made to accommodate a future multiple parcel development including parcels 1.4, 1.5, 1.6, 2.5, 2.6, and 2.7 within Phase 1 and Phase 2, and will be approximately 123 acres in size. This development will include significant open space components within the community as well as a community amenity/clubhouse for the residents of the development.

In addition, and as part of the requested changes in the design criteria to accommodate an attached product, the applicant is also requesting a modification to Title 20.10.030 and 040 which requires channels to be concrete lined. Where the channels are privately maintained, applicant is requesting to provide an alternative to concrete lined channels that still meets criteria. Rip Rap lined channels etc. are more aesthetically pleasing (especially important given proximity to the Red Rock National

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Conservation Area), and reduce heat factor (urban heat island) because of larger surface area and reduced reflectivity. Section 8.1 D. of the modified design guidelines calls out the request.

We believe these changes, address and provide the necessary trail and park access for the community while also providing an elevated residential neighborhood with significant private amenities. The design of the proposed 123 acre subdivision also takes into consideration the natural topography and views from the property to the Las Vegas Valley. The design enhances and capitalizes the views and creates a highly desirable neighborhood that will be developed by one builder.

There are also minor modifications to the Master Parent Map as proposed and further discussed with staff at a 1.6.2025 meeting, and these changes are consistent with the intent of the original map.

Requests to the DG include setback reductions in the R-1 and R-TH, modifications to exhibits. The reductions to the R-1 are for rear yard setback reductions of 5' (to 15') for up to 20% of the product. The R-TH modifications are necessary to support attached homes that are presently in the market, and allow for an increase in density and provide a varied mix to create distinct segmentation. These reductions are necessary to meet density demands, and provide an "entry" level product, and are appropriate in a master planned community because of the trail and open space network that will exist.

We respectfully request your favorable recommendations of our proposed changes.

Sincerely,

Westwood Professional Services



Roxanne Leigh,
Senior Project Coordinator

CC: Chris Armstrong – Olympia Companies
Jerry Slater – Westwood Professional Services
Josh Johnson – Westwood Professional Services

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