

RAH2401

February 26, 2024

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

**RE: Summerlin Village 29 Parcel J – Primrose Park
Justification Letter for a Tentative Map**
APNs 137-28-611-005

To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map for the subject site. This project is generally located at the west corner of the intersection of Grand Park Boulevard and Spring Run Drive. The subject project and tentative map have been reviewed by the Summerlin SDRC and the approval letter has been provided and included with this submittal.

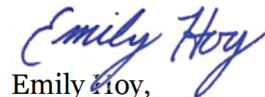
Tentative Map Justification

The subject Tentative Map depicts an approximately 16.35+/- gross acre development with 76 single family lots, resulting in a density of 4.65 du/ac. It is located within Assessor Parcel Numbers 137-28-611-005. The proposed typical lot sizes are 50'x121' with a minimum overall square footage of 6,050 square feet. The subject project has a current land use of Single-Family Mid Density (SF-2) and will be utilizing the setbacks as listed in Exhibit 2.2 Front Loaded Lots with Attached Garages of the Summerlin Design Standards that were adopted by the Las Vegas City Council on September 15, 2004.

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 proposes one gated entrance off Spring Run Drive. There is no neighborhood park required for this project and pedestrian connections will be provided to COS-3 and Grand Park Boulevard.

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

Sincerely,
Westwood Professional Services



Emily Hoy,
Project Manager

24-0135
03/19/2024