



December 26, 2024

City of Las Vegas Planning Department
495 S. Main St.
Las Vegas, NV 89101

**RE: Justification Letter for Summerlin Village 30A Parcel B
Tentative Map**

On behalf of our client, Toll Brothers, we have prepared the following justification letter in support of a Tentative Map for Summerlin Village 30A, Parcel B, APN 137-21-814-002. The subject site is currently defined by the Summerlin West Design Criteria. The proposed development is in conformance with the Summerlin Master Plan.

Tentative Map

The property consists of parcel 137-21-814-002 with a total acreage of 28.26 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 on the east by Park Drift Trail and existing like zoned development, to the south by like zoned undeveloped land, to the west by a Master Developer Common Open Space Parcel and to the north by Mountain Run Drive and undeveloped like zoned parcels.

The proposed development will consist of 148 single-family homes with a density of 5.24 dwelling units per acre. Lot sizes will range in from 5,292 square feet to 17,579 square feet. The subdivision will be served by a gated entry from Mountain Run Drive on the northern boundary of the development. Entry into the subdivision will be a 64-foot (back of curb to back of curb) section, divided by a 13.5 landscape median and bordered by 30-foot of landscape on each side. Internal circulation will be by private roads consisting of a 41' section (36' bc to bc with 5' sidewalk) and a 31' section (bc to bc with no sidewalk). The community will feature a 12,000 square foot programmed park located the end of the main entry road. There will be an additional 10 common elements which will have carrying levels of landscape treatment and programming in accordance with the Summerlin Design Guidelines.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

25-0034
01/20/2025