

764-204-023

September 19, 2023

City of Las Vegas
Department of Planning and Zoning
495 S. Main Street
Las Vegas, Nevada 89101

RE: Summerlin V25 Parcel KL – 137-22-311-001 and 137-22-311-002

Gentlemen:

On behalf of our client PN II, Inc., GCW, Inc. respectfully request your acceptance and review of the following applications:

TENTATIVE MAP AND SITE DEVELOPMENT REVIEW

The property is located in Summerlin Master Planned Community Village 25. The development of proposed on approximately 40.44 acres adjacent to the Summerlin Council Grand Park. The site is designated as SF-2 (Single-Family Residential).

The proposed development will have one access from Grand Park Boulevard, with emergency access at the northwest corner of the site. All proposed streets are to be private streets.

The site consists of 170 single-family residential lots with common open space meandering throughout the development. The minimum lot size is 5,284 square feet. The maximum lot size is 19,444 square feet. The average lot size is approximately 6,400 square feet. The above-mentioned interior open spaces/parks, lot square footages, setbacks, and density meets or exceeds Summerlin and City of Las Vegas requirements for this Parcel.

Please contact me at 702.804.2153 if you have any questions and concerns. We appreciate your time and consideration of this matter.

Sincerely,

GCW, Inc.



Wesley T. Petty, PE
Vice President

23-0511
10/18/2023