

KBH2312

February 16, 2024

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

RE: Caldwell Park - Summerlin Village 29 Parcel EF
Justification Letter for a Tentative Map
APNs 137-28-611-001 and 137-28-511-001

To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client KB Home, respectfully submits this justification letter to request the approval of a Tentative Map. This project is generally located at the intersection of Grand Park Blvd and Far Hills Ave.

Tentative Map Justification

The subject Tentative Map depicts an approximately 22.91+/- gross acre development with 228 single family lots, resulting in a density of 9.95 du/ac. It is located within Assessor Parcel Numbers 137-28-611-001 and 137-28-511-001. The proposed typical lot sizes are 25'x78', 35'x89', and 38'x72' with a minimum overall square footage of 1,963 square feet.

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 north to south and west to east, details of typical wall sections, and locations of existing and proposed utilities. The project proposes one non-gated entrance from Spring Run Dr. Per Grand Park Residential Design Criteria from Howard Hughes, the proposed development is exempt from providing a neighborhood park/amenity (Figure 4-H). Pedestrian connections will be made to park space along the perimeter on Far Hills Ave and Grand Park Blvd.

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

Sincerely,
Westwood Professional Services



Michael Fang,
Project Manager

24-0125
03/13/2024



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

March 7, 2024

RE: Caldwell Park Major Deviation

To Whom it may concern:

KB Home requests approval from the City of Las Vegas to process a major deviation to the Summerlin Development Standards at City of Las Vegas for our Caldwell Park subdivision referenced above.

Our community is currently in the tentative map submittal phase. Certain lots are designed to be plotted with a 5' driveway. When our 25' series front load product is plotted on these lots the second story does not meet the required front setback to living of 8' from a residential street as defined on Exhibit 2.2. These homes are designed with indoor or outdoor living over the garage. Plan 2469 is the worst case with a cantilever extending past the garage up to 3' (depending on elevation). We are requesting the front setback to be:

2' to Living from residential street.

This request impacts 41 of the 228 total lots (18%). A site plan is included with this request. The remaining 187 lots will meet all required setbacks, and the impacted lots will meet all other required setbacks (garage, side, and rear).

Please contact me at (702) 266-8425 or mlschwurack@kbhome.com if you have any questions regarding this request.

Sincerely,

Mandy Schwurack
Forward Planning Coordinator

24-0125
03/13/2024