



June 18, 2024

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

**RE: *Justification Letter for Racel and Maverick Tentative Map***  
***APNs: 125-11-703-005 thru -012***

To Whom it May Concern:

On behalf of the applicant, Richmond American Homes of Nevada, we hereby respectfully submit the attached application for a Tentative Map (TMP) for a single-family, detached residential subdivision located at the northwest corner Racel Street and Maverick Street.

The project site is approximately 9.8 acres zoned R-E (Residence Estates) and has a designated land use of Desert Rural (up to 2.49 du/ac). The site is bound by Meisenheimer Avenue to the north, Racel Street to the south, the Quarterhorse Estates Unit 1 AMD to the east and PM 84-33 and PM 82-29 to the west. The existing subdivisions adjacent to the project site on the east and west are also zoned R-E with a Desert Rural land use designation. Across Meisenheimer Avenue is the La Cresenta Unit 1 subdivision, which is zoned R-PD2 (Residential Planned Development – 2 Unit Per Acre) and carries a Desert Rural land use designation. Across Racel Street are existing private residences zoned R-E.

The proposed development consists of nineteen (19) single-family, detached residential units. Six (6) of the proposed lots front to Meisenheimer Avenue, which is a 60-foot public right-of-way. Thirteen (13) of the proposed lots front a 47-foot internal, private street with two accesses from Racel Street. The resulting density is 1.94 units per acre. The residential units proposed with this subdivision are one-story buildings with attached 2-car garages provided for each home. The homes range in size from 3,479 to 4,019 square feet and will feature private courtyards, decks or patio areas.

Perimeter landscaping will be provided along the subdivision frontages including Meisenheimer Avenue and Racel Street. Landscaping will comply with Title 19 landscape design criteria and the approved Southern Nevada Regional Plant List.

Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or [eric.hopkins@kimley-horn.com](mailto:eric.hopkins@kimley-horn.com) should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Hopkins'.

Eric Hopkins, PE

**24-0306**  
06/18/2024

cc: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Adel Ziade, Kimley-Horn

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