

LEN2201

July 20, 2023

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

**RE: Summerlin Village 22 Parcel YZ – Sandpiper  
Justification Letter for a Tentative Map**  
APNs 137-22-611-002

To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Lennar, 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 Kettle Ridge Drive and Flight Range Avenue.

### **Tentative Map Justification**

The subject Tentative Map depicts an approximately 11.28+/- gross acre development with 82 single family lots, resulting in a density of 7.27 du/ac. It is located within Assessor Parcel Numbers 137-22-611-002. The proposed typical lot sizes are 35'x95' with a minimum overall square footage of 3,323 square feet. The subject project has a current land use of SFSD 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 north to south and west to east, and locations on existing and proposed utilities. The Project proposes one gated entrance from Flight Range Avenue. A 10,000 square foot minimum park is provided at the entry and pedestrian connections will be made to COS-3, Scurry Bend Drive, Flight Range Avenue, and Kettle Ridge Drive.

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

**23-0490**  
10/13/2023