

RAH2406

September 13, 2024

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

**RE: Summerlin Village 25 Parcel P (Iris Glen)
Justification Letter for a Tentative Map**
APNs 137-22-613-001

To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map for the subject site. This project is generally located at the northwest corner of the intersection of Sunset Run Drive and Calico Bend Drive. The subject project tentative map and major deviation have been reviewed by the Summerlin SDRC and the approval letter has been provided and included with this submittal.

Tentative Map Justification

The subject Tentative Map depicts an approximately 10.15+/- gross acre development with 76 single family lots, resulting in a density of 7.49 du/ac. It is located within Assessor Parcel Numbers 137-22-613-001. The proposed typical lot sizes are 60'x101' with an average square footage of 3,176 square feet. The subject project has a current land use of Single-Family Special Development (SFSD) and will be utilizing the setbacks as listed in Exhibit 2.13 Rear Loaded Attached Paseo 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 south to north and west to east, and locations of existing and proposed utilities. The Project will not be gated and the proposed development is exempt from providing a neighborhood park/amenity (Figure 4-H). The site will have one entrance off of Sunset Run Drive and pedestrian connections will be provided along Highland Pride Lane and Calico Bend 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

24-0469
09/16/2024