

December 20, 2023

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

Re: Summerlin Village 29 Parcel GH - Justification Letter for a Tentative Map
APN 137-28-611-002, -003, 137-27-221-001, -002

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of a Tentative Map application for the subject site.

The subject site is located east of the intersection of Far Hills Ave and Sky Vista Ave on approximately 29.49 net acres. The community is within the Summerlin West – Grand Park Neighborhood District. The proposed development will consist of 98 single family residential lots resulting in a density of 2.83 DU/AC (Net). The community will consist of detached front-loaded lots with full-length driveways on private streets in a gated community. The community proposes two typical lot sizes, 60'x107' and 80'x120'.

The subject Tentative Map provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and west to east, details of typical wall sections and locations of existing and proposed utilities. It is anticipated that the site will be developed in a single phase. City staff has additionally requested further information regarding the entry at Parcel K, located south of Parcel GH. Master Developer's planned entry is shown on the Tentative Map. Parcel K's tentative map has not been approved.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Oscar Quiroz, PE
Project Manager

23-0665
01/17/2024