



August 16, 2023

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

**RE: Justification Letter for Summerlin Village 29 Parcel C and D
- Tentative Map and Major Modification**

On behalf of our client, Toll Brothers, we have prepared the following justification letter in support of a Tentative Map for Summerlin Village 29, Parcel CD, APN 137-27-117-002 and 137-27-117-003. The subject site is currently defined by the Summerlin West Design Criteria. The proposed development is in conformance with the Summerlin Master Plan.

Tentative Map

The property consists of parcel 137-27-117-002 and 003, with a total gross acreage of 35.58 acres. The parcel is currently Zoned PC (Planned Community), with a Planned Land Use of SF-2, Single Family, and is located within the Summerlin Master Plan. The land holding is currently undeveloped. The site is bound on the east by Sky Vista Drive and existing like zoned development, to the south by Far Hills and like zoned undeveloped land, to the west by Grand Park Boulevard and undeveloped like zoned land and to the north by Sandstone Rise Driven and undeveloped like zoned land.

The proposed development will consist of 120 single-family homes with a density of 3.37 dwelling units per acre. Lot sizes will range in from 8,241 square feet to 19,494 square feet. The subdivision will be served by one gated entry, which will be off of Grand Park Boulevard, on the western boundary. Entry into the subdivision will be a 64-foot (back of curb to back of curb) section, divided by a 13.5 landscape median and bordered by 30-foot of landscape on each side. Internal circulation will be by private roads consisting of a 41' section (36' bc to bc with 5' sidewalk) and a 31' section (bc to bc with no sidewalk).

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

A blue ink handwritten signature, appearing to be 'Chris Thompson', is written over the 'RCI Engineering' text.

Chris Thompson, P.E.
Principal

23-0424
08/17/2023