



25-0009  
01/16/2025

January 16, 2025

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

**RE: Review of Conditions - EAS Summerlin Village 27 Parcel L**

On behalf of our client, Taylor Morrison, we have prepared the following justification letter in support of a Review of Conditions for a 387-lot single-family residential development. The property consists of parcels 137-21-513-001, 137-22-111-006 and 137-15-411-002, with a total gross acreage of 88.54 +/- acres.

Tentative Map (24-0345 -TMP1) entitled "EAS Summerlin Village 27 Parcel L was approved for the Project by the Planning Commission on September 10, 2024. The Tentative Map was for 387 single family residential lots with a density of 4.37 dwelling units per acre. Product will consist of single family attached and detached homes. The detached homes sites will consist of lot widths of 45', 55' and 65' and typical lot depths of 104'. The single family attached home sites will consist of a duplex that will be on 35' x 104' lots (70' wide for the duplex). The SFAA land use designation allows for MF1, SF3 and SFSD development standards. The approved Tentative Map utilized the SFSD development standards. Specifically, SFSD Exhibit 2.2 for the single family detached product and SFSD Exhibit 2.10 for the single family attached product (duplexes).

A minor modification is in process for this site to change the land use from SFAA (Single Family Active Adult) to SFSD (Single Family Special Development). The approved Tentative Map for the Project will be in conformance with the land use modification from SFAA to SFSD. Therefore, we are requesting removal of Condition 4 as stated on the NOFA for 24-0345-TMP1. Condition 4 stated: "Sign and record a deed restriction with language determined to be satisfactory to the District Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law." Revising the land use from SFAA to SFSD allows for development that is not age restricted to 55 and older, so this condition is no longer required.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

**RCI** Engineering

A handwritten signature in blue ink, appearing to read 'Chris Zrinyi', is written over a light blue circular stamp.

Chris Zrinyi, P.E.  
Principal

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