

March 18, 2024

Department of Planning  
Development Services Center  
495 South Main Street  
Las Vegas, NV 89101



3283 E. Warm Springs Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

**Re.: Lark Hill (Summerlin Village 22 Parcels Q & R)**  
**Justification Letter for Vacation**  
**APN 137-23-212-008**

Dear Staff,

On behalf of our client, William Lyon Homes, DBA Taylor Morrison Homes, we are requesting review and approval of a Vacation for subject property.

**Project Description**

The Lark Hill project (Summerlin Village 22 Parcels Q & R) within APN 137-23-212-001 and is generally located on the northeast corner of the intersection of Kindle Rise Way and Desert Foothills Drive. A median in Orrock Street (APN: 137-23-212-008) along the project's eastern frontage is owned and maintained by the Howard Hughes Corporation.

**Vacation**

A proposed turn pocket within Kettle Bend Road in support of the Lark Hill project requires vacation of a portion of right-of-way adjacent to said median to meet the geometry requirements of the turn pocket. Please see an attached color exhibit that illustrates said vacation request in blue. The Howard Hughes Corporation is also dedicating part of the existing median (depicted in red) within APN: 137-23-212-008 for said turn pocket. Please note that the City of Las Vegas Traffic Department requested the turn pocket per TIA75855-11 and approved the final geometry of the proposed turn pocket with the Lark Hill civil improvement plans (L22-02726).

**Conclusion**

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Rusty Schaeffer  
Principal

**23-0376**  
03/18/2024