

May 14, 2024

City of Las Vegas Development Services
495 S. Main St.
Las Vegas, NV
89101

Re: Kyle Canyon and SMP – General Plan Amendment and Zone Change
Applications
APN: 126-01-201-011 through -012; 126-01-301-005 through -007; 126-01-301-014
and -015

To Whom it May Concern:

Westwood Professional Services, on behalf of our client, Tri Pointe Homes Nevada, Inc, respectfully submit this pre-application justification letter for General Plan Amendment and Zone Change applications. This project is generally located at the northeast corner of Kyle Canyon Road and Sheep Mountain Parkway.

Our Client is working with the various property owners on the purchase of approximately 30.0 acres of real estate associated with these applications (note that the acreage listed on the Assessor's site does not match the area mapped by survey per deeds and title.) Per coordination with staff and officials, this GPA and Zone Change is being submitted in advance of the Tentative Map and other associated applications but will be held until all applications are submitted. Our client's goal is to create a community with diverse home offerings that will appeal to a wide range of homebuyers on this real estate. The feel of the community will be similar to the existing communities of Skye Canyon to the south and Kyle Canyon Gateway Planned Development to the east. Please see the included documentation and exhibits for additional information.

General Plan Amendment Justification

The requested Amendment is to change the Land Use of the subject property from Planned Community Development (PCD) to Medium Low Attached (MLA). Medium Low Attached was selected at the suggestion of City Staff with previous developments in the area utilizing similar product. This Land Use will accommodate both single-family attached and detached products within the R-TH zone. This change will allow the property to be developed without meeting the minimum acreage required for Planned Community Developments. Given the number of different landowners in the area combined with challenging physical features such as large washes, we believe the requested General Plan Amendment is justified.

The site is currently undeveloped, but it is near infrastructure proposed and/or constructed by the Kyle Canyon Gateway Planned Development to the east. This proposed GPA will support the

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development of a residential neighborhood. A Tentative Map and associated applications will be submitted with details specific to the neighborhood will follow.

Zone Change Justification

The requested Zone Change will modify the zoning of the subject property from Undeveloped to R-TH (Single Family Attached). The community proposes two separate product types of varying size and price points to accommodate a diverse variety of homebuyers. These collections of homes will include both single-family detached lots and single-family attached homes. All products are compatible with the existing designated Land Use for the Kyle Canyon Gateway Planned Development communities east of this property. The combined density of this community is to be approximately 6.3± dwelling units per acre. The proximity of the freeway and approved commercial developments, along with the proposed Sheep Mountain Parkway corridor, makes this parcel a good candidate for the R-TH zoning. Additionally, there are several large commercial and recreational areas nearby that provide shopping and entertainment for residential developments.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink, appearing to read 'D. Poll', with a stylized flourish at the end.

Dan Poll, PE
Sr. Project Manager

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