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March 5, 2025

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

RE: BLM 505 (Skye Summit) Parcel P1.1 & P1.2
Justification Letter for Tentative Map
APN 126-26-101-003

To Whom it May Concern:

Westwood Professional Services (Westwood), on behalf of our client, Ninety-Five Management LLC, respectfully submits this justification letter in support of a Tentative Map for the subject site. This project is generally located at Tropical Parkway and Shaumber Road.

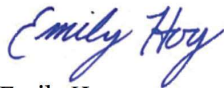
Tentative Map Justification

The subject Tentative Map depicts an approximately 37.86+/- gross acre development with 299 single family lots, resulting in a density of 7.90 du/ac. It is located within Assessor Parcel Numbers 126-26-101-003. The proposed typical lot sizes are 35'x105', 40'x90' and 45'x95'. The subject project has a current land use of ML and will be utilizing the setbacks as listed in Skye Summit Development Standards and Design Guidelines that were adopted by the Las Vegas City Council.

The Tentative Map establishes the residential lot count and general configuration of the roadways while providing a summary of the project information, sections of proposed streets, preliminary cross sections showing vertical elevation of the site from south to north and west to east, and locations of existing and proposed utilities. The project will be gated and will have two entrances off of Skye Edge Drive.

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

Sincerely,
Westwood Professional Services



Emily Hoy
Project Manager

25-0041
03/05/2025