

Kimley»Horn

October 11, 2024

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

RE: *Justification Letter for Project #24-0306-TMP1, Racel Maverick (APNs:125-11-703-005, 006, 007, 008, 009, 010, 011, 012) cut and fill more than two feet*

To Whom it May Concern:

We hereby submit the attached grading plans for review by the CLV Planning Department of Racel Maverick, a single-family residential subdivision located at the NWC of the intersection of Racel St and Maverick St.

Due to the existing topography of the site, generally having an existing slope of 0.5% from west to east, in addition to being an in-fill site bounded by existing Meisenheimer Rd to the north, Racel St to the South, and existing residential to the west and east, the site will have areas of cut and fill of greater than two feet onsite. In addition, the 9.8+/- acre site's current natural topography contains ridges and valleys traversing through the site with height/depth greater than three feet requiring adequate cut or fill accordingly.

On behalf of the developer, Richmond American Homes of Nevada, we'd like to respectfully request approval for the cut and fill heights exceeding two feet as shown in the grading plans included with this review. Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or eric.hopkins@kimley-horn.com should you have any questions or concerns.

Sincerely,



Eric Hopkins

cc: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Dae Duenas, Kimley-Horn



12-23-24

APPROVED
DEPARTMENT OF COMMUNITY
DEVELOPMENT/PLANNING DIVISION
CITY OF LAS VEGAS, NEVADA
2-Foot Grade Difference Only
12/24/2024