

October 13, 2023

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

**RE: Justification Letter for Capella at Sunstone  
Public Works Grading Plan Review per 19.06.030  
APN 125-06-510-002**

On behalf of our client Woodside Homes, we have prepared the following justification letter in support of a vertical grade difference of two (2) feet or greater adjacent to existing grade for the 40 lot Capella @ Sunstone residential subdivision, APN 125-06-510-002.

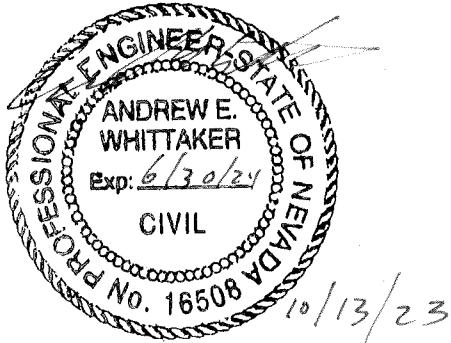
*Per City of Las Vegas Title 19 Section 19.06.030.B.1 when the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade a review of the proposed grading plan is required by the Department of Public Works to determine if the proposed grading plan will not be incompatible or out of harmony with the surrounding area.*

This letter and attached grading plans for the subject development are intended to provide clarification of the areas of grade difference in excess of two feet as well as identify that there will be no negative impact to adjacent developments in relation to Title 19 requirements.

There are several existing conditions and constraints that required the site to be in a fill condition along most of its boundary. First, the subject site is within a Master Planned Community with existing offsite streets, in which the edge conditions of the site must match. The undeveloped site drains from west to east at about 2.7% slope. To develop the site, it had to be graded to drain to the southeast, to follow the Master Plan, which made most of the area in a fill condition. Along the east property boundary, lots 34 - 54 had to be raised between 3 feet to 7 feet to provide Type A drainage for the lots to drain west onto the proposed street in front of the lots. Along the south side, adjacent to Alia Mount Avenue, lot 1 and lots 55 - 59 had to be raised between 4 feet and 8 feet to provide Type A drainage for the lots to drain north onto the proposed street in front of the lots. Along the west side, adjacent to Sun Park Drive, lots 1 - 3 were raised above the natural grade to provide Type A drainage to drain the lots toward the front of the lot. Lots 4 - 29 were raised about 3 feet above or lowered 3 feet below the existing grade to provide a flatter surface for proposed buildings to be constructed and to match the existing edge condition. Along the north side, adjacent to the easement along Moccasin Road, lots 30 - 33 were raised about 4 feet to 5 feet to drain the lots toward the south to follow the Master Drainage Study.

The "Capella at Sunstone" development is in compliance with the Sunstone Master Plan design guidelines and will not create an adverse condition on adjacent developments or streets. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,  
**RCI** Engineering



Andrew E. Whittaker, P.E.