

KBH2302

January 30, 2024

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

**Subject: Justification Letter for Proposed 2-foot Grade Difference from Existing Ground for Kyle Canyon Gateway West - Arete**  
APN 126-01-601-001, -002, -003, -004, -005, -006

Westwood Professional Services, on behalf of our client, KB Home, respectfully submits this justification letter in support of proposed grades greater than 2-feet above and below existing ground on the subject site.

The subject site is located southeast of the intersection of Alpine Ridge Way and Rocky Ave. The parcel acreage is approximately 21.12 gross acres. The proposed development will consist of 162 single-family residential lots resulting in an overall density of 7.67 du/ac.

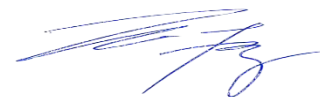
Although the intent is to match the existing grade, we still need to propose an elevation difference greater than 2 feet for the following reasons:

1. This site has an existing slope of approximately 4-6% from west to east and less than 1% slope across from south to north. In order to provide a positive drainage and maintain an acceptable street and driveway slopes on site, keep wall height below what is allowed by the Kyle Canyon Master Plan Design Guildlines, matching the existing topography can not be achieved.
2. There are several washes traveling through the site, some of them carry significant amount of drainage. A proposed elevation difference of 2 feet or more is necessary to install drainage facility that can convey those flows.
3. This site propose to build a publicly maintained detention basin at the northeast corner of the site. A proposed elevation difference of 2 feet or more is necessary to keep homesites higher than the detention basin area.

Thank you for considering this justification letter. Please contact me at (702) 527-6653 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE  
Project Manager

APPROVED  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT | PLANNING DIVISION  
CITY OF LAS VEGAS, NEVADA  
2-Foot Grade Difference Only  
mrex  
Feb 05 2024



02/02/2024