

APPROVED
DEPARTMENT OF COMMUNITY
DEVELOPMENT | PLANNING DIVISION
CITY OF LAS VEGAS, NEVADA
2-Foot Grade Difference Only
mrex
May 21 2024

RAH2401

April 25, 2024

City of Las Vegas
Department of Building and Safety
495 S. Main Street
Las Vegas, NV 89101
Attn: Craig Crompton and Mark Rex

RE: Justification Letter for Proposed 2-foot Grade Difference from Existing Ground for Summerlin Village 29 Parcel J
APN 137-28-611-005

To whom it may concern,

Westwood Professional Services (Westwood), on behalf of our client, Richmond American Homes, respectfully submits this justification letter in support of proposed grades greater than 2-feet above or below existing ground on the subject site. The site is located within the Summerlin master plan community at the west corner of the Spring Run Drive and Grand Park Drive intersection.

The subject site depicts an approximately 16.35+/- gross acre development with 76 single family lots, resulting in a density of 4.65 du/ac. It is located within Assessor Parcel Number 137-28-611-005.

Although the intent is to match the existing grade, we would like to propose an elevation difference greater than 2 feet due to the unique existing site conditions. Due to trail and drainage improvements being constructed along the west edge of the project, there is up to 20' grade difference of scarping along this shared property line. This scenario, along with the fact that there is over 35-ft of fall from west to east and the intended low point of the site is an existing storm drain stub on the south end of the site, create challenges during the design process. Providing positive drainage, maintaining acceptable street and driveway slopes, and meeting retaining wall height criteria cannot be achieved while maintaining a 2-foot or less grade difference throughout the site.

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

Sincerely,
Westwood Professional Services

Emily Hoy, PE
Project Manager



04/25/2024