

July 10, 2024

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

**RE: Justification Letter for Fairview at Summerlin Village 29
Public Works Grading Plan Review per 19.06.030
APN 137-28-710-001**

On behalf of our client Lennar, 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 85 lot Fairview at Summerlin Village 29 residential subdivision, APN 137-28-710-001.

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. First, at the southeast corner of the site is an existing storm drain pipe stubbed to the site with a 12-foot deep sump inlet. A proposed storm drain system will tie into the existing sump and fill will be added to bring the grade up to match the existing grade and provide positive drainage to Sky Vista Drive. Second, at the northeast corner of the site is an existing storm drain pipe stubbed to the site with a four (4) foot deep sump inlet. A proposed storm drain system will tie into the existing sump and fill will be added to bring the grade up to match the existing grade and provide positive drainage to Spring Run Drive. Along the west boundary, adjacent to Grand Park Boulevard, the ground surface was filled about 18 feet in some areas and cut up to seven (7) feet to reduce the height of the retaining wall and flatten the site for single-family development. Along the north property boundary near the site entrance, the site was raised about 14 feet in some spots to provide a high point to keep offsite storm water from entering the site.

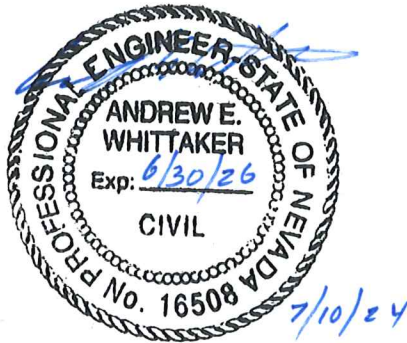
The "Fairview at Summerlin Village 29" development is in compliance with the Summerlin Village 29 Master Plan design guidelines and will not create an adverse condition on adjacent



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.