

KBH2312

May 30, 2024

City of Las Vegas
Department of Building and Safety
495 S. Main Street
Las Vegas, NV 89101

**RE: Caldwell Park – Summerlin Village 29 Parcel EF
Justification Letter for Proposed 2-foot Grade Difference from Existing Ground
APNs 137-28-511-001 & 137-28-611-001**

To whom it may concern:

Westwood Professional Services (Westwood), 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. This project is generally located at the intersection of Grand Park Boulevard and Spring Run Drive.

The subject site depicts an approximately 22.91+/- gross acre development with 228 single family lots, resulting in a density of 9.95 du/ac. It is located within Assessor Parcel Numbers 137-28-511-001 and 137-28-611-001.

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 7-10% from northwest to southeast and 1-5% from southwest to northeast. In order to provide a positive drainage and maintain acceptable street and driveway slopes on site by closely matching the existing topography, maintaining a 2-foot or less grade difference across the site cannot be achieved.
2. The subject site is bounded by the existing roadway on three sides. The fourth side matches with proposed grading by Howard Hughes Corporation on the proposed park lot "NP-1" (APN 137-28-510-005). A proposed elevation difference of 2 feet or more is necessary to match and tie into the existing roadways and grading with drainage facilities that can convey the onsite flow.



APPROVED
DEPARTMENT OF PLANNING
CITY OF LAS VEGAS, NEVADA
2-Foot Grade Difference Only
ccrompton
Jun 05 2024

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

Sincerely,
Westwood Professional Services



Michael Fang,
Project Manager



06/04/2024

