

December 12, 2024

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

RE: Justification Letter for EAS Summerlin Village 27 (Parcel L)
Public Works Grading Plan Review per 19.06.030
APN 137-22-111-006, 137-21-513-001, 137-15-411-002

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 387 lot EAS Summerlin Village 27 (Parcel L) residential subdivision, APN 137-21-513-001.

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 lower than the existing grade. First, the subject site is located within a Master Planned Community on a hillside, with existing offsite streets, in which the edge conditions of the site must match. Summerlin requests that streets are to be 12% or less on a hillside. However, other ADA restraints require even less of a steep slope. Since the existing grade is a lot more than the proposed street grade, retaining walls had to be constructed to match the edge conditions.

On the southeast corner of the site, there is an existing 5' x 5' RCB stubbed to the subject site with a sump inlet of about 11 feet deep. This 5' x 5' RCB connects to the existing Regional Facility in Lake Mead Boulevard. In the proposed condition, a proposed storm drain system will tie into the existing 5' x 5' RCB along the southeastern portion of the site. The sump will be filled about 11 feet to provide cover over the pipe and provide a flatter surface for onsite streets and lots.

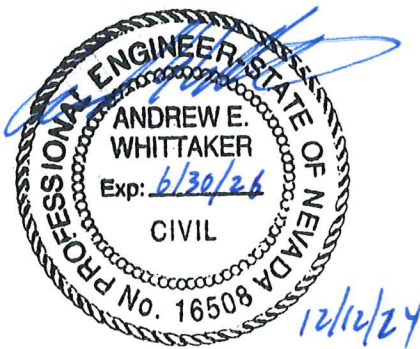
Along the east boundary, the subject site has to tie into the existing Park Drift Trail. In its existing condition, the east boundary is currently sloped at 3:1. During the proposed condition, multiple lots will be developed along the boundary, as well as gated entrances on Tranquil Oaks Drive

and Serene Haven Avenue. The lots will need to be graded flat and lowered more than 2 feet to construct the houses. In addition, a 3:1 slope along the gated entrance is not permissible, and must be graded flat and lowered more than 2 feet at the entrances.

The "EAS Summerlin Village 27 (Parcel L)" development is in compliance with the Summerlin Village 27 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.