

RAH2414

April 3, 2025

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 30 Parcel D**  
APNs: 137-21-210-002

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 generally located at the dead end of Mountain Run Drive and south of Twilight Run Drive.

The subject site depicts an approximately 36.3+/- gross acre development with 89 single family lots, resulting in a density of 2.45 du/ac. It is located within Assessor Parcel Numbers 137-21-210-002.

Although the intent is to match the existing grade, we are proposing an elevation difference greater than 2 feet. This project has an existing slope of over 8% across the site. In order to meet minimum interior street slopes, minimum sewer criteria, and drainage patterns, a grade difference of 2-feet or more must be utilized.

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



04/03/2025

