

May 12, 2025

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

**RE: Justification Letter for Summerlin Village 30A Parcel B
Public Works Grading Plan Review per 19.06.030
APN 137-21-814-002**

On behalf of our client Toll Brothers, 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 143 lot Summerlin Village 30A Parcel B residential subdivision, APN 137-21-814-002.

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 raised or lowered more than 2-feet above or below the existing grade. First, the subject site is within a master planned community with existing offsite streets in which the edge conditions of the site must match and the site has to be elevated above the existing street to keep offsite flows from entering the site. For example, at the site entrance off Mountain Run Drive, the site slopes to the south at about 7%. The site is graded to provide a high point at the site entrance to keep offsite flows from entering the subject site. By adding the high point, the street had to be elevated more than 2 feet above existing grade.

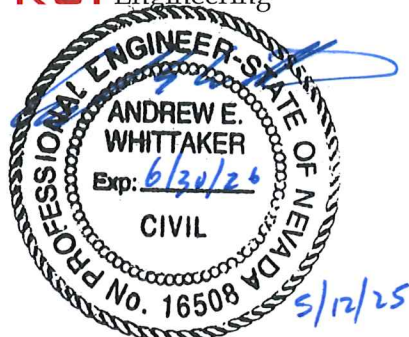
Second, the undeveloped site drains from the northwest to the southeast at about 7% slope with natural washes draining to an earthen channel and storm drain that was constructed with the offsite plans for Park Drift Trail. The channels need to be filled to provide a flat surface to construct buildings. For instance, at lot 27 the finished floor elevation had to be set at 3777.40 feet where the existing grade is 3760 feet with a difference of more than 17 feet.



The Summerlin Village 30A Parcel B development is in compliance with the Summerlin Village 30 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



APPROVED
DEPARTMENT OF COMMUNITY
DEVELOPMENT | PLANNING DIVISION
CITY OF LAS VEGAS, NEVADA
2-Foot Grade Difference Only
mrex
May 13 2025

Andrew E. Whittaker, P.E.