

Westwood

TRI2305-000

June 19, 2025

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101



RE: Justification Letter for Grade Difference over 2' for Kyle and SMP South
APN 126-01-301-005, -006, -007, -014, & -015

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes Nevada, Inc., respectfully submit this justification letter in support of a grade difference over 2 feet higher than the existing grade for the subject site.

The subject site is located on the southwest corner of Kyle Canyon Road and Sheep Mountain Parkway. It is located within Assessor's Parcel Number 126-01-301-005, -006, -007, -014, & -015. The parcel's acreage is approximately 19.32 gross acres. The zoning of the parcel is Currently Undeveloped (Planned Community Development) which will be updated to Single Family Residential (R-1). The proposed development will consist of 68 single family residential lots resulting in a density of 3.91 du/Net ac.

The parcels have a naturally occurring wash going through the center of the site, that have to be appropriately filled to achieve an evenly graded site. Additionally, existing NVE power poles along Sheep Mountain Parkway limit the ability to grade the site. These factors create the grade difference greater than 2' within the site.

Thank you for considering these application requests. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Westwood Professional Services



Oscar Quiroz
Project Manager

