

# Westwood

TRI2406-000

July 7, 2025

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

**RE: Rocky & SMP - Justification Letter for Proposed 2-ft Grade Difference from Existing Ground**

APN 126-01-201-001, 126-01-201-002, 120-01-201-011, & 126-01-201-012

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

The subject project is generally located south of Sheep Mountain Parkway and north of Alpine Ridge Way on Rocky Ave. The combined parcel acreage is approximately 21.2 gross acres. The proposed development will consist of a total of 77 single-family residential lots.

Although the intent is to match existing grade, the site has a wash running east to west through the site and will require catchment areas, detention basin, and storm drain to convey flows across the wash. Furthermore, the existing topography has many ridges and washes throughout the site that create areas of excess cut and fill. Matching the existing topography within 2' cannot be achieved.

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



APPROVED  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT | PLANNING DIVISION  
CITY OF LAS VEGAS, NEVADA  
2-Foot Grade Difference Only  
mjahng  
Aug 06 2025

**westwoodps.com**  
(888) 937-5150