



John R. Hamilton Enterprises, Inc.
 3945 Pebble Creek Avenue • Las Vegas • Nevada • 89147
 Ph: (702) 580-3658 • John@JRHamiltonEnterprises.com

Tuesday, March 26, 2024

APPROVED
 DEPARTMENT OF PLANNING
 CITY OF LAS VEGAS, NEVADA
 2-Foot Grade Difference Only
 ccrompton
 Mar 28 2024

Craig Crompton, City Planner II
 Department of Community Development – Current Planning
 495 S. Main Street
 Las Vegas, NV 89101
 (702) 229-6155
ccrompton@lasvegasnevada.gov

Re: APN 126-13-501-021 (2.5 ACRES)
Southwest Corner of Grand Teton Drive / Hualapai Way
GREEN VALLEY GROCERY #95 - CITY OF LAS VEGAS – DS-05732 (DRAINAGE STUDY)

Mr. Crompton:

The scope of this letter is to request City of Las Vegas Current Planning Approval to comply with Condition #2 of the attached approval letter that states “Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.”

I have attached the NOFA, DS-05732 CLV Drainage Study Approval Letter, and the latest edition of the Grading Plans / Detail Sheets.

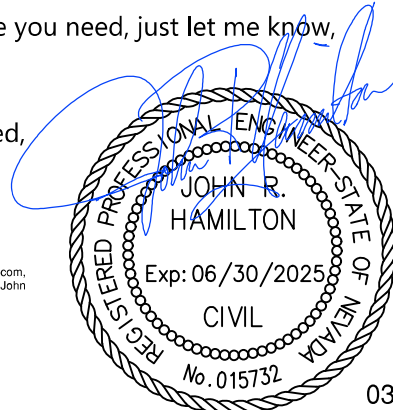
The site is relatively small relative to the large existing grade difference of 9 ft from the Northwest Corner of the site to its Southeast Corner being measured from the roadway top of curb. This grade difference inherently creates the challenge for vehicle access, ADA access, parking, trash receptacle access, etc. to result in significant recontouring of the site. A solution is to have a raised building relative to the rest of the site grading as represented by the Grading Plan. To give a general visual representation, I have attached a gray scale image of the site.

I trust this letter and attachments is all you will need to issue an approval on behalf of City of Las Vegas Current Planning. Of course, if there is anything else you need, just let me know,

Thank you in advance for your help being much appreciated,

John R. Hamilton, P.E.
 President / Principal Civil Engineer
 (702) 580-3658
John@JRHamiltonEnterprises.com

Digitally signed by John R. Hamilton, P.E.,
 President / Principal Civil Engineer
 DN: C=US, E=John@JRHamiltonEnterprises.com,
 O=John R. Hamilton Enterprises, Inc., CN=John
 R. Hamilton, P.E., President / Principal Civil
 Engineer
 Reason: I am the author of this document
 Date: 2024.03.26 11:04:00-0700



Attachments via email

03-26-2024