

November 5, 2024



Department of Planning
Development Services
495 Main Street
Las Vegas, NV 89101

3283 E. Warm Springs Road
Suite 300, Las Vegas, NV 89120
(702) 586-9296

**Re: City Planning Approved Letter – Rosa 2.0 (24-0374 TMP1)
(APNs: 139-19-705-003, 139-19-712-023, 139-19-702-712-049)**

Dear Staff,

On behalf of our Client, Beazer Homes, we respectfully request your approval regarding the grading difference greater than two feet for this project site.

The common element along the northern boundary of site is within 2 feet of the existing grade. The pad elevations for homes adjacent to Rancho Drive will be approximately 1 to 5 feet lower than existing grade. Pad elevations for homes adjacent to Holly Avenue range from 2 feet lower to 2 feet higher than existing grade. The grading design for the project site was necessary to maintain positive drainage to match historic drainage patterns and to meet minimum cover to the sanitary sewer design. Please see the attached grading plans for reference.

We hope the above responses satisfy any concerns. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl Lattimore, P.E.
President



11/05/2024