

From: Mark Rex
Sent: Wed Nov 06 23:49:12 2024
To: Darryl Lattimore
Cc: Tyler Key; Craig Crompton
Subject: RE: Rosa 2.0 TDS comment - Planning Letter for DS 5808A
Importance: Normal
Attachments: Rosa 2.0 Grading Letter for CLV Planning_stamp.pdf; image002.jpg; image003.jpg; image004.jpg; image005.jpg; image006.jpg; image007.jpg; image008.jpg; image009.png

Good evening Mr. Lattimore,

Attached is a copy of the two-foot grade difference approval for Rosa 2.0 subdivision.

General note: when the Civils are submitted for this development include the heights of the existing perimeter walls.

Also note Craig Crompton can review and approve two-foot grade differences as well.

If you have any questions on this matter contact me.

Sincerely,

Mark Rex,

Senior Planner

Department of Community Development of Community Development | Public Planning Section

Phone: 702-229-6894

mrex@lasvegasnevada.gov

495 S. Main Street

Las Vegas, NV 89101



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From: Darryl Lattimore <darryl.lattimore@actus-nv.com>

Sent: Tuesday, November 5, 2024 9:24 AM

To: Mark Rex <mrex@LasVegasNevada.GOV>

Subject: Rosa 2.0 TDS comment - Planning Letter for DS 5808A

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Mark,

I have attached a wet-stamped letter and plans for the subject project in response to comment number 4 (see attached TDS letter). Thank you!

Darryl C. Lattimore, PE
President

3283 E. Warm Springs Road, Suite 300

Las Vegas, Nevada 89120

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Attachment Number: 1

**Attachment Title : Rosa 2.0 Grading Letter for CLV
Planning_stamp.pdf**

Attachment Type :

Attachment Size : 502798

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

