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August 5, 2024

Cody Roskelly
Southern Nevada Regional Housing Authority
340 North 11th Street
Las Vegas, Nevada 89101

**RE: 24-0402-DVN1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - AUGUST 2024**

Dear Mr. Roskelly:

Your Land Use Entitlement project request TO ALLOW A 6.5-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 5.15 acres at the southeast corner of Duncan Drive and Edward Avenue (APN 138-12-210-021), R-3 (Medium Density Residential) Zone, Ward 5 (Crear), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (24-0067-SDR1), except as amended herein.
2. An Administrative Deviation is hereby approved to allow a 6.5-foot tall retaining wall where six feet is the maximum height allowed.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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This action by the Department of Community Development staff on August 5, 2024 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc.:
Cody Roskelly
Michaels Development Company
PO Box 90708
Camden, New Jersey 08101

Shannon Cooper
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118