



Stantec

July 30, 2007
File: 188100435

City of Las Vegas
Planning and Development
731 S. 4th St
Las Vegas, NV 89101

Reference: Centennial Condominium Project

To Whom It May Concern:

The Centennial condo project is generally located near the southwest corner of Centennial Parkway and Shaumber Road and consists of Assessor's Parcel Numbers 126-25-101-001, -002, and -005. The project is located on approximately 15 acres. The site plan contains fourteen (14) three-story multi-family residential buildings with a total of 414 units and 1 clubhouse/ recreational area.

On behalf of our Client, Fairfield Residential, we hereby submit for your review, an application for a variance of Title 19 with respect to retaining wall heights.

Chapter 19.12.075 Part D applies to subject site as the natural ground is sloping at approximately 4.5% from the northwest to the southeast of the property. In this case, the maximum retaining wall height allowed is 6-ft with a maximum screen wall height of 6-ft on top of the retaining wall. However, due to the following factors there are areas along the north and east property lines, which will require up to approximately 12-ft of retaining:

1. Steep existing cross-slopes
2. Multiple deep washes crossing the site
3. Large building footprints
4. Limited grading due to ADA accessibility

The large building footprints and attention to the ADA accessibility create grading limitations on-site. Where the difference in existing and proposed grade cannot be made up on-site, it is forced to be made up by retaining walls along the site boundary. The retaining wall heights reach approximately 12-ft, mainly where the property boundary crosses the existing washes.

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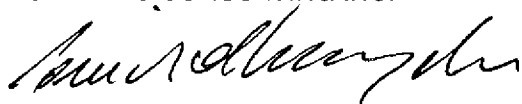
Therefore, we are requesting a retaining wall height variance to allow up to a 12-ft height retaining wall with a 42-in screen wall or decorative railing on top of the retaining. Every effort will be made to keep retaining heights below 12-ft where possible.

Please note that the site plan has been slightly modified since the Site Design Review due to drainage and grading considerations. We have revised the entry at the northeast corner to be used as an emergency fire access only. The number of units, number of parking spaces and amount of landscaping remains the same.

We thank you in advance for your assistance and respectfully request your favorable recommendation of our application.

Sincerely,

STANTEC CONSULTING INC.



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