



October 31, 2007

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: Variance Application
Carolines Court – APN#125-17-601-017

To Whom It May Concern:

This letter is to justify the needed variance of a 15 foot retaining wall in lieu of a 6 foot maximum required by the City of Las Vegas. The hardship for this site is a 3.1% grade across the site and a 53 foot grade difference from the highest to the lowest point of the property.

The site plan consists of Lowes building pad which requires a level finish floor and a parking lot with a maximum slope of 3%. This commercial subdivision also requires ADA accessible buildings; therefore, the site had to be flatter than the existing condition. A 15 foot retaining wall adjacent to the NDOT Right-of-Way was necessary to achieve a flatter proposed site. The retain wall is only visible from the rear of the Lowes building. It would not be visible from NDOT Right-a-Way or Durango and El Capitan.

Sincerely,

EKN Engineering

A handwritten signature in black ink, appearing to read "Claro Perez" followed by a stylized flourish or initials.

Claro Perez
Project Manager

CP/st

EKN Engineering, Inc.

Planning
Civil Engineering
Surveying

Las Vegas, Nevada
Irvine, California
www.eknengineering.com

245 E. Warm Springs Road, Suite 100
Las Vegas, Nevada 89119
T:702.866.6604 F:702.866.6605

RECEIVED

OCT 31 2007

VAR-25403
11/29/07 PC