



TANEY ENGINEERING

6030 South Jones #100

Las Vegas, Nevada 89118

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

April 13, 2009

City of Las Vegas – Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

**Re: College of Southern Nevada
At Charleston and Torrey Pines (APN 163-02-501-002)
Justification Letter for Variance**

To Whom It May Concern:

The College of Southern Nevada is preparing to do some improvements to the West Charleston Campus. One of these improvements is a mass grading and parking lot in the southwest corner of the parcel. This is being done to accommodate a CLV Fire Station / Classroom building at the corner of Oakey Blvd and Torrey Pines Drive. In the existing condition the finish grade along the property line adjacent to Opportunity Village is approximately 6' below the finish grade on Torrey Pines Drive. In order to provide an adequate pad height the southwest corner of the parcel has to be placed in fill. Due to the large change in grade from Torrey Pines to the property line a large retaining wall has to be constructed (8' max). Therefore we are applying for a variance in wall height along this property line.

Hopefully this letter clarifies our intent. If you have any questions or concerns please feel free to call me at the office. Thank you for your time.

Sincerely,
Taney Engineering

Michael Cunningham, E.I.
Designer I

RECEIVED
MAY 12 2009

VAR-34467
06/25/09 PC