



Nevada By Design

CIVIL ENGINEERING CONSULTANTS

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November 20, 2009

City of Las Vegas
Planning and Development Department
741 South 4th Street
Las Vegas, NV 89101

To Whom It May Concern:

Re: Justification Letter for Variance for Block Wall along East Property Line Adjacent to New Parking Lot for Red Rock Elementary School

This letter is to provide justification for a Variance for a block wall requirement per Title 19 for the Red Rock Elementary School Site Improvements. The City of Las Vegas Fire Department requested that an access be provided at the back of the school. The only way that access is possible is from Mayflower Lane. The area where the proposed access will be crossing was an area that was presently a gravel and dirt portion along the eastern property line. Presently the entire school site with the exception of the new parking area is developed with parking, playground, or landscaping. The area to be developed can not have a block wall per Title 19 requirements due to there being existing utilities which include a six (6) inch fire line, a two (2) inch domestic, and a six (6) inch sewer that serves a classroom addition. In order to provide the block wall requirements per Title 19 in this area these utilities would have to be relocated at great expense or the block wall would have to be located several feet back from the property line creating a "No Man's Land". Additionally because of the amount of slope (fall) along Mayflower then it may not be possible to provide a sewer connection for the existing classroom.

Based upon this we are requesting that a Variance of the block wall requirement per Title 19 be granted.

Please feel to contact us at 702-938-1525 if further discussion is required.

Sincerely,

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Clayton L. Neilsen, P.E.
Director of Civil Engineering

DCN: 1120039

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