

810-001

January 7, 2025



City of Las Vegas Planning Department
Clark County Comprehensive Planning
495 S. Main Street
Las Vegas, NV 89101

**Re: CSN – Center for Excellence: 125-1-801-009
CLV # DS5826A and 24-0545 (VAR1 and SDR1)**

Dear City Planners:

On behalf of our client, Nevada System of Higher Education and College of Southern Nevada, GCW is respectfully requesting approval for the grade difference as shown on the improvement plans.

The site is boarded by Durango Drive to the west, Elkhorn Road to the south, Grand Montecito Parkway to the east and Oso Blanca Road to the north. The elevation at the northwest corner of the site is approximately 2613' and the elevation at the southeast corner of the site is 2571', equating to 42' of fall across the site. The site will consist of an emergency vehicle train course, classrooms, a central plant, and associated parking. The classroom building will be located along the south side of the site adjacent to Elkhorn Road. Given the placement of the building and the future building placement, the building finish floor was set at an elevation of 2592', which is approximately 4' below the elevation at the intersection of Durango Drive and Elkhorn Road. With Durango Drive sloping up to the north, there is an elevation difference of 6' at the bus stop location to the building's finish floor. The building's finish floor was set to allow for visibility from the intersection of Durango Drive and Elkhorn Road in addition to the ability to get ADA ramps down into the site from the bus stop location. Additionally, the emergency vehicle training course required a maximum of 2% slope within the course area resulting in 14' retaining walls. Should we lower the building down to the existing elevation the building visible from the intersection would be impacted, the retaining wall heights would increase for the emergency training course and the ADA route from Durango Drive would require additional ramping.

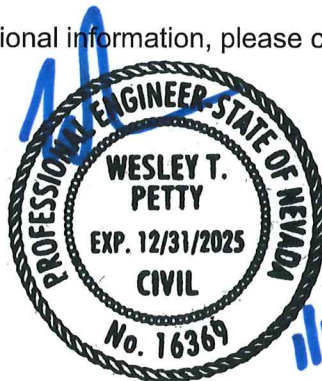
It should be noted that the building is currently located where an existing wash runs through the site and thus needs to be filled in. This wash is approximately 3' below the roadway elevation at Elkhorn Road.

Based on the current grading and site requirements the site will result in a net cut as the site is being significantly cut down along the north end. Given the building placement, site grading constraints, the elevational difference across the site, and the existing wash that needs to be filled in we respectfully request the finish floor grade differential be approved.

If you have any questions or need additional information, please contact me at 702-804-2053.

Sincerely,

Wes Petty, Senior Vice President.



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