

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Duane McNelly, Principle Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: VN-01-2024 **Crown Transfer Center**  
Date: February 15, 2024

The Department of Public Works has reviewed this application and has no objection to allow an additional 5' of retaining where 6' is the maximum allowed (maximum retaining of 11' on a single retaining wall, in lieu of the standard tiered retaining walls), and an overall fence/wall height of 17 feet where a maximum height of 12' is allowed.

**Jimmy Love**  
Digitally signed by Jimmy Love  
DN: C=US,  
E=lovej@cityofnorthlasvegas.com, O=City  
of North Las Vegas, OU=Development &  
Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.02.15 11:17:55-08'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

December 11, 2023

City of North Las Vegas  
Planning & Zoning  
2250 Las Vegas Blvd. North  
North Las Vegas, NV 89030



LEE & SAKAHARA  
ARCHITECTS, INC  
ARCHITECTURE PLANNING

6280 S. Valley View Blvd., Suite 116 Las Vegas, NV 89118 3814  
T: 702.270.6600 F: 702.270.6643 www.lee sak.com

Reference: **Crown Transfer Facility Retaining Wall**

**VARIANCE** for a proposed retaining wall in excess of 11-feet in height.

To Whom It May Concern:

On behalf of Crown Enterprises Inc., Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at 6125 E. Tropical Pkwy., North Las Vegas, NV 89115.

APN: 123-27-301-015

**CURRENT LAND USE PLAN & ZONING:** INCORP / M-2

**Applicant's Justification**

We request a variance in retaining wall from 6-feet retaining to over 12-feet 0-inches retaining per 17.24.070(c) located on the eastern and western edges of the project property.

The existing site grading falls more than 20 feet from the west property line down towards the east property line. The project requires a gentle slope to accommodate truck traffic across the site. The retaining wall along the west property line is necessary to bring the onsite grading down along the west property line and in the southwest corner.

The retaining walls on both the west and east sides of the site will be decorative split face and face the interior of the site. Only the 6' high, black painted, wrought iron fences are visible from the public right of way.

As shown in the drawings, in the southwest corner of the site, the retaining walls exceed the 6'-0" maximum height for approx. 400 linear feet, including approx. 200 linear feet where the retaining wall will be between 9'-0" and 11'-0" tall. A 6-foot high, painted black, picketed wrought iron fence will be installed atop the retaining wall for an approximate total wall/fence height of 17-foot 0-inches.

On the east property line the retaining wall is between 7'-0" and 8'-6" in height in the north approx. 240 linear feet of the wall. This is in excess of the 6'-0" maximum height. A 6-foot high, painted black, picketed wrought iron fence will be installed atop the retaining wall for an approximate total wall/fence height of 14-foot 6-inches.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please contact our office. Should you have any questions or comments regarding the above-mentioned project, please feel free to contact us.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Chris Teachman', is written over a light blue horizontal line.

Chris Teachman, Principal  
Lee & Sakahara Architects, Inc.



**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEE / WHEN MAP REDUCED FROM 11X17 ORIGINAL

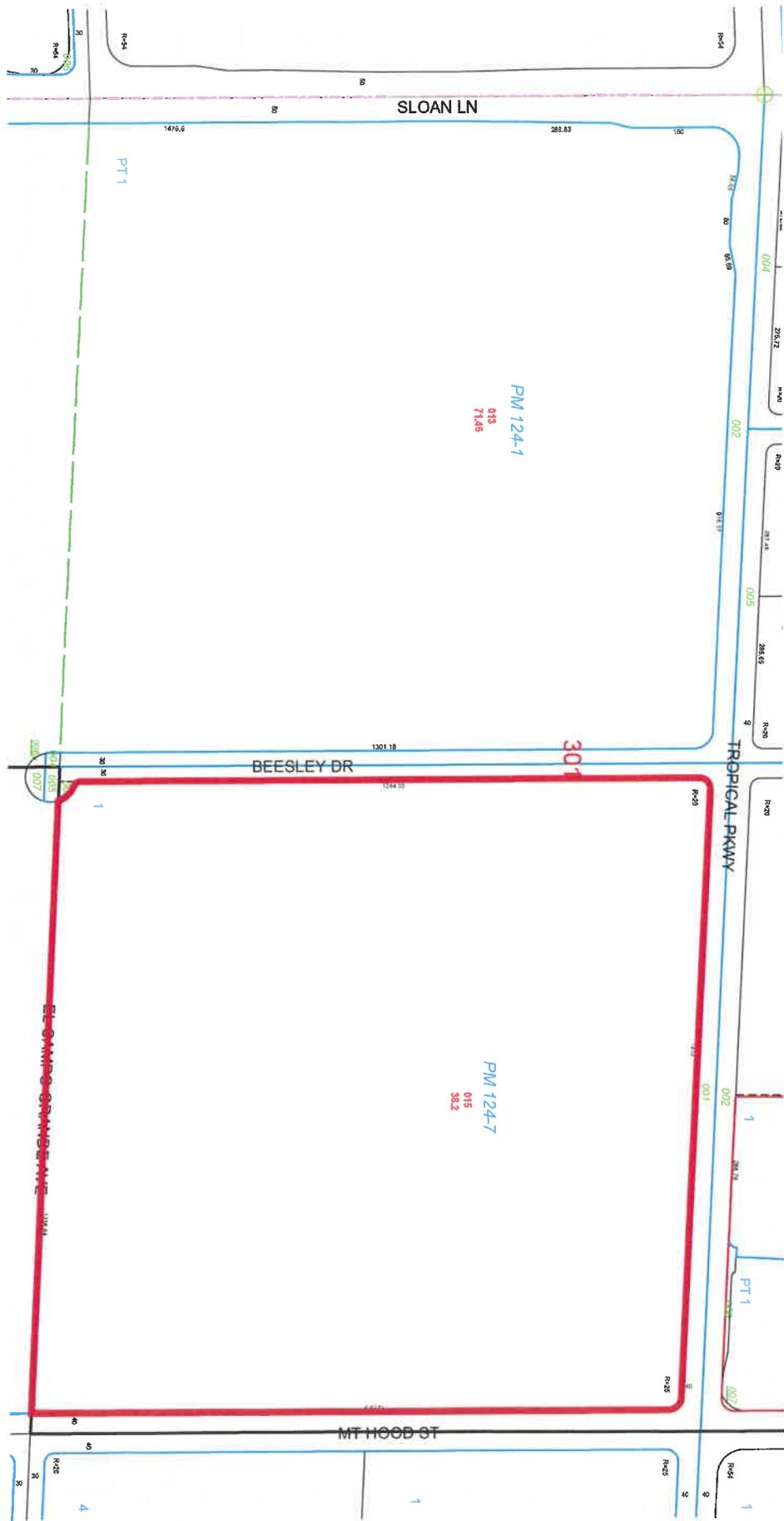


**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PMLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- GLS Govt Lot Number

**ASSESSOR'S PARCELS - CLARK COUNTY, NV**  
 Briana Johnson - Assessor

BOOK	SEC	MAP
T19S R62E	27	N 2 SW 4



TAX DIST 254



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Chris Teachman  
Application Type: Variance  
Request: To Allow a Retaining Wall Height of 11 Feet Where a Maximum Height of Six (6) Feet is allowed, and for an Overall Fence/Wall Height of 17 Feet where a Maximum Height of 12 Feet is Allowed.  
Project Info: Southeast Corner of Tropical Parkway and Beesley Drive  
Case Number: VN-01-2024

02/07/2024

