

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: VN-01-2025 **Apex Ridge**
Date: March 11, 2025

The Department of Public Works has reviewed this application and has no objection to allow a 20' retaining wall where a maximum height of 12 feet 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: 2025.03.11 13:59:05-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



February 18, 2025
Job No. 192453000

**City of North Las Vegas
Current Planning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030**

**RE: Apex Ridge
Letter of Intent**

To Whom It May Concern,

On behalf of PW EBS Apex Ridge, LLC, we are requesting a variance for a maximum height 20' retaining wall in lieu of tiered retaining walls.

The existing terrain of the site is on the side of a mountain, so this is a hillside grading project. Due to constructability concerns, we are requesting to apply for a variance to increase the maximum retaining wall height to 20'.

The master developer is in favor of this request. The proposed taller wall would be screened from public view by the building, existing mountains, and the site's location, ensuring it wouldn't be visible to the public. The proposed project is industrial in nature and conforms to the other developments in the area and the installation of 20' retaining walls will not be detrimental to the aesthetics of the area.

We look forward to meeting with staff to discuss this project and moving forward with the development of the project.

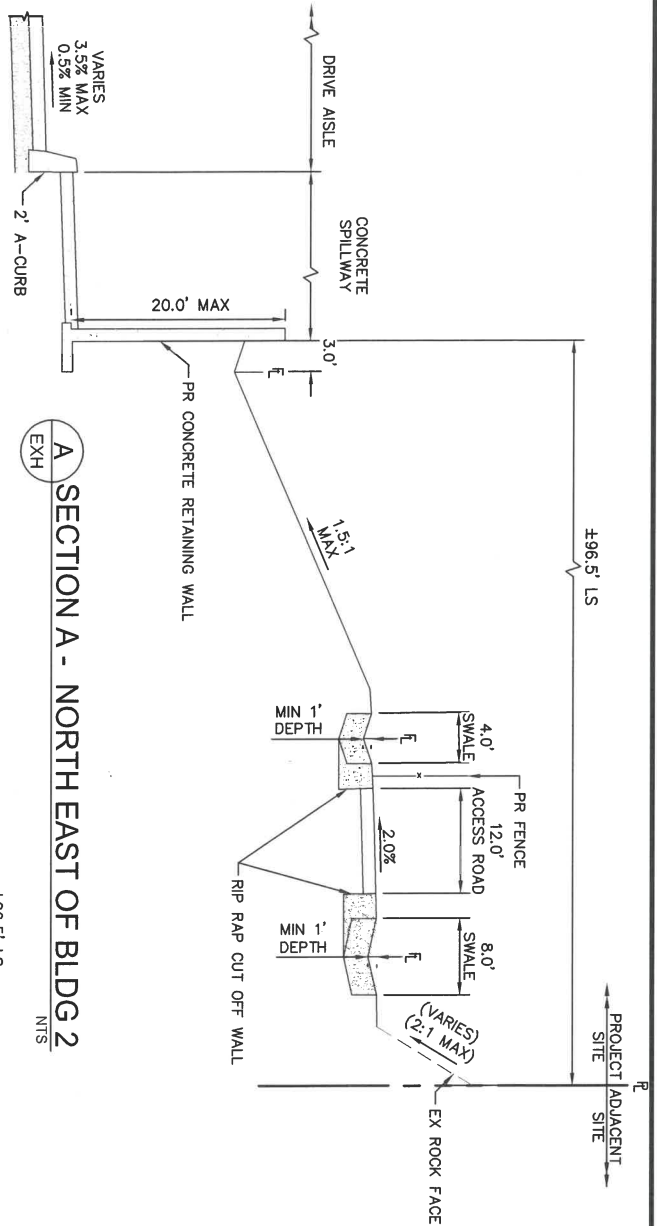
Sincerely,
KIMLEY-HORN

A handwritten signature in blue ink, appearing to read 'Treasea'.

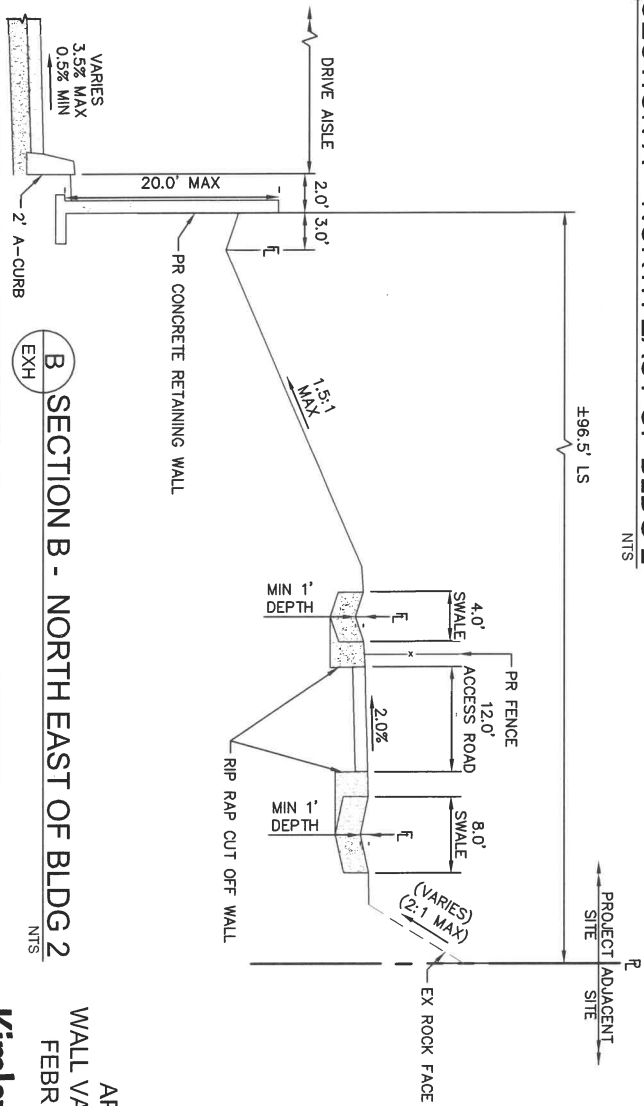
Treasea Wolf

A blue square stamp containing the text: 'Digitally signed by Treasea Wolf', 'DN: c=US', 'E=treasea.wolf@kimley-horn.com', 'O=Kimley-Horn, CN=Treasea Wolf', 'Date: 2025.02.18 15:35:05-0800'.

Treasea Wolf, P.E.

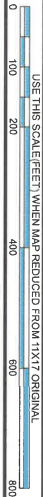


SECTION A - NORTH EAST OF BLDG 2
 EXH NTS



SECTION B - NORTH EAST OF BLDG 2
 EXH NTS

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.



MAP LEGEND

| | |
|-------------------------|--------------------------------|
| PARCEL BOUNDARY | CONDOMINIUM UNIT |
| SUB BOUNDARY | AIR SPACE PCL |
| RIGHT OF WAY PCL | RIGHT OF WAY PCL |
| ROAD EASEMENT | SUB-SURFACE PCL |
| MATCH / LEADER LINE | |
| HISTORIC LOT LINE | |
| HISTORIC SUB BOUNDARY | |
| HISTORIC PMULD BOUNDARY | |
| SECTION LINE | |
| TAX DISTRICT LINE | |
| | 007 ROAD ID NUMBER |
| | 001 PARCEL NUMBER |
| | 1.00 ACREAGE |
| | 202 PARCEL SUBSEQUENCE NUMBER |
| | PB 24-45 PLAT RECORDING NUMBER |
| | 5 BLOCK NUMBER |
| | GOV. LOT NUMBER |

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T19S R63E

6

ALL SEC

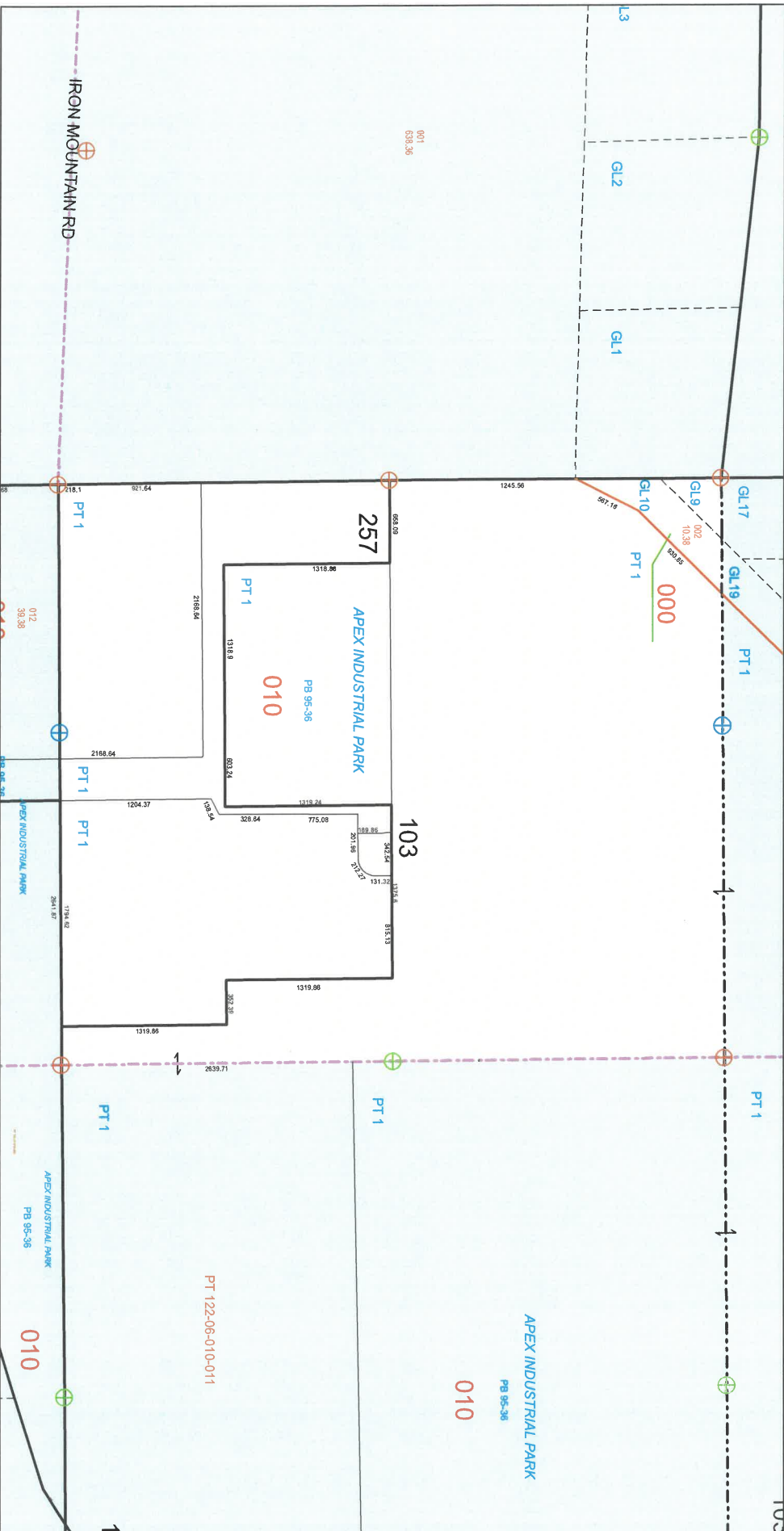
122-06-0

| | | | | |
|-----|-----|-----|-----|-----|
| 005 | 004 | 003 | 002 | 001 |
| 01 | 102 | 103 | 104 | 105 |
| 124 | 123 | 122 | 121 | 120 |
| 139 | 140 | 141 | 142 | 143 |

Scale: 1" = 800'

Rev: 4/6/2023

5 1 5 1



TAX DIST 257, 103

