

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-05-2024 **TJ Maxx Building Expansion**
Date: June 10, 2024

The Department of Public Works has reviewed this application and has no objection to allow an overall fence/wall height of 14' (6' retaining, 6' screen wall & 2' wrought iron) where a maximum height of 12' is allowed.

Robert W. Weible

Digitally signed by Robert W. Weible
DN: C=US,
E=weible@cityofnorthlasvegas.com,
O=Public Works, OU=DFC,
CN=Robert W. Weible
Date: 2024.06.10 10:41:45-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



May 24, 2024
Job No. 092994003

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

**RE: TJ MAXX BUILDING EXPANSION – Wall Variance
Letter of Intent**

To Whom It May Concern,

On behalf of NBC Fourth Realty Corp and The TJX Companies Inc, we are requesting a variance for a maximum retaining wall/screen wall height of 14' in lieu of 12'.

The existing terrain of the site has 15' of fall from the north to the south, with the east side of the site being constrained by N Lamb Blvd and the west side of the site constrained by Interstate 15. There is also an existing cul-de-sac at the NEC, which is also constrains the site limits. The current property owner has a manufacturing facility on the property and wishes to expand the building warehouse to the north, within their private property in the trailer parking lot. However, with the elevation increasing as you go north on the site and maintaining the existing building finish floor elevation with loading docks 4' below the building finish floor elevation, the expansion requires cutting into the existing slope that creates the expansion portion of the site being lower than the existing surrounding streets and requires the need for retaining walls.

There is currently an existing perimeter 6' screen wall with 2' wrought iron on top along I-15, Smiley and Lamb that was approved with the last expansion on this project back in 2013. With this new expansion, this existing screen wall with wrought iron on top will be required to be removed and replaced in the exact same location but with a maximum 6' retaining wall underneath. Due to the retaining wall maximum height of 6' needed, the combination of the retaining/screen wall/wrought iron will result in total combined height of 14' instead of the maximum allowed, which is 12'.

The retaining wall/screen wall combination exceeds the maximum allowed height of 12' along N Lamb Blvd and this is due to the tight space between the existing building wall and the existing Nevada Energy Transmission Easement for the existing steel transmission poles along Lamb. Space is limited in this area and we are already proposing tiered retaining walls in some locations, however the retaining wall height under the screen wall with wrought iron fence needs to be 6' for the site grading and drainage to work.

The proposed project is an industrial building expansion and conforms to existing developments on the property. The installation of 14' retaining wall/screen wall will not be detrimental to any of the existing or future aesthetics of the area. The height differential occurs on the project property and the views of the combination retaining/screen wall more than standard heights will only be visible by the employees and truck drivers that work on the project site. Views from the public streets from the west, north and south will remain unchanged. That view will continue to look like a 6' screen wall with 2' wrought iron fence as the finished grade adjacent to the street will not change.



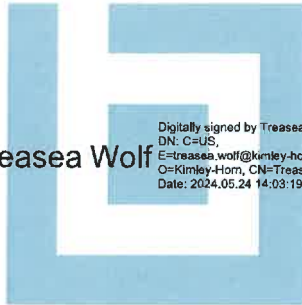
We look forward to meeting with staff to discuss this project and moving forward with the development of the project.

Sincerely,

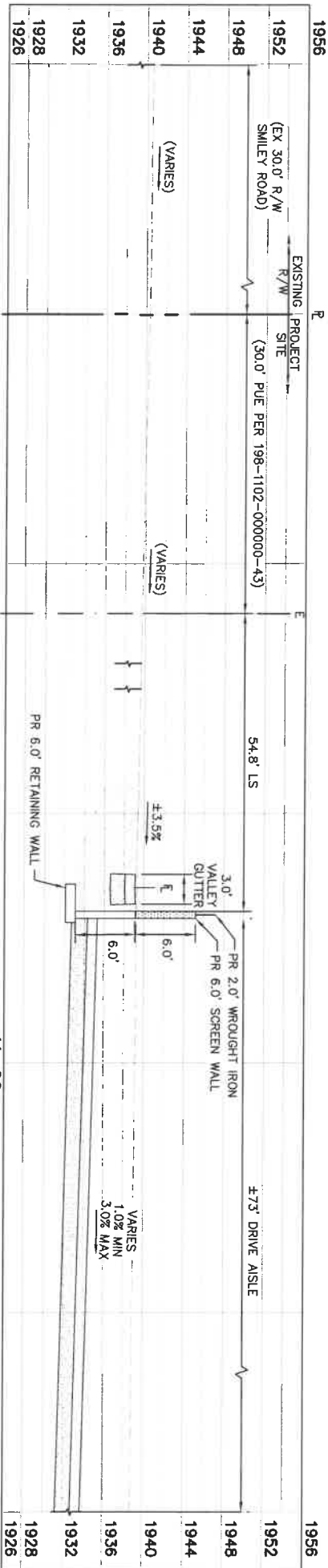
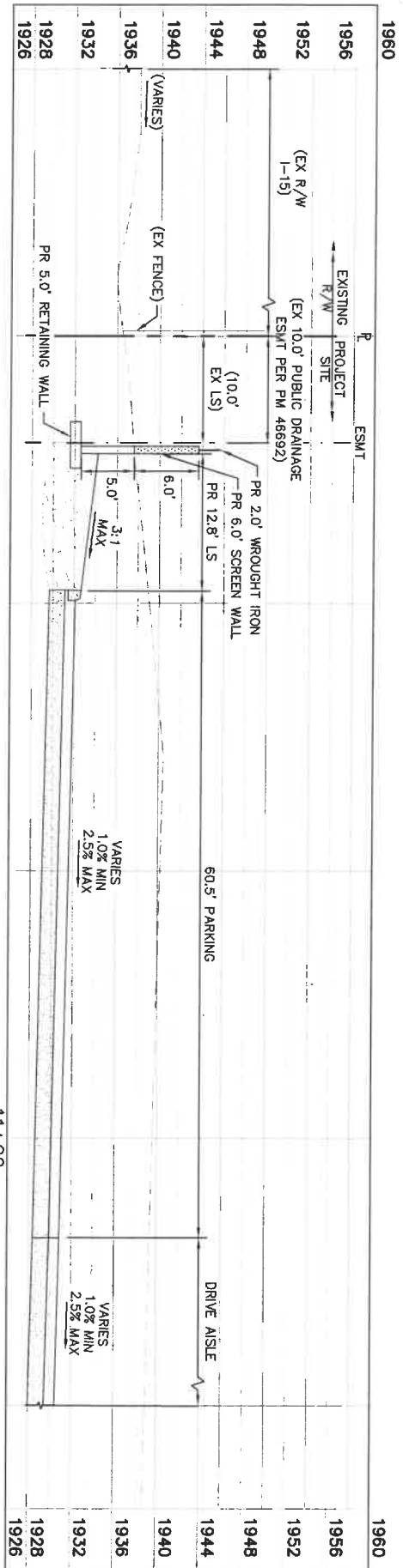
A handwritten signature in black ink, appearing to read "Treasea".

Treasea Wolf

Digitally signed by Treasea Wolf
DN: C=US,
E=treasea.wolf@kimley-horn.com,
O=Kimley-Horn, CN=Treasea Wolf
Date: 2024.05.24 14:03:19-07'00'

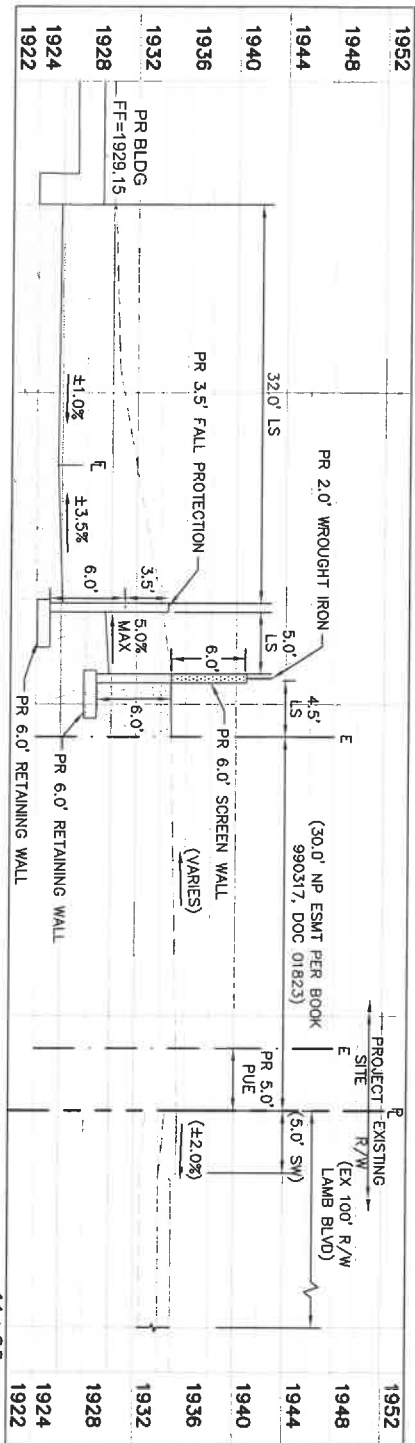


Treasea Wolf, P.E.
Kimley-Horn and Associates, Inc.
Project Manager



TJX EXPANSION PROJECT
 WALL VARIANCE EXHIBIT
 SHEET 1 OF 2
 MAY 28, 2024

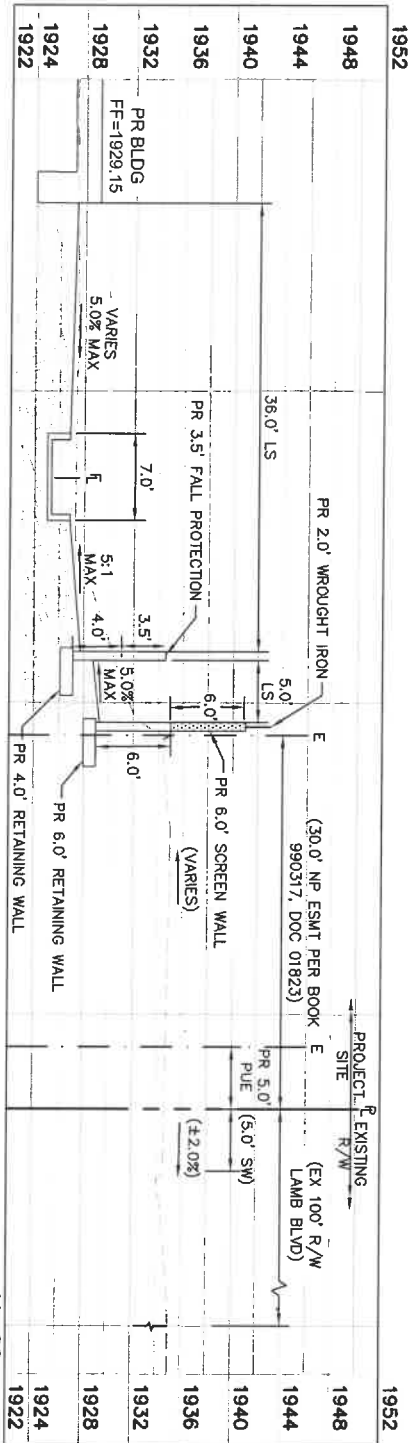
Kimley»Horn



3 SECTION 3 - EAST OF BLDG
EXH NTS

NTS

11+00



4 SECTION 4 - EAST OF BLDG
EXH NTS

NTS

11+00

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 FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND
 PARCEL BOUNDARY
 SUB BOUNDARY
 ROAD EXEMPT
 MATCH/LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PAID BOUNDARY
 SECTION LINE
 CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL
 ROAD PARCEL NUMBER
 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBSEQ NUMBER
 P8 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 615 GOV. LOT NUMBER

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

BOOK
 T19S R62E
 SEC.
 31
 MAP
 N 2 SE 4
 123-31-7

SEC.

31

MAP

N2SE4

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

8	4			8	4
5	1			5	1
6	2			6	2
7	3			7	3
8	4			8	4
5	1			5	1

Rev. 1/8/2019

NOTES

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

MAP LEGEND

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- CONDOMINIUM UNIT
- AIR SPACE PCL
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- MATCH / LEADER LINE
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- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

PG 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

5 LOT NUMBER

BOOK			SEC			MAP		
T19S R62E			31			S 2 SE 4		
001	101	102	103	104	105	106	107	108
124	123	122	121	120	119	118	117	116
139	140	141	142	143	144	145	146	147
162	161	160	159	158	157	156	155	154

Scale: 1" = 200'

Rev: 1/8/2019

123-31-8

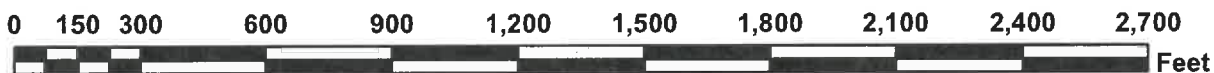
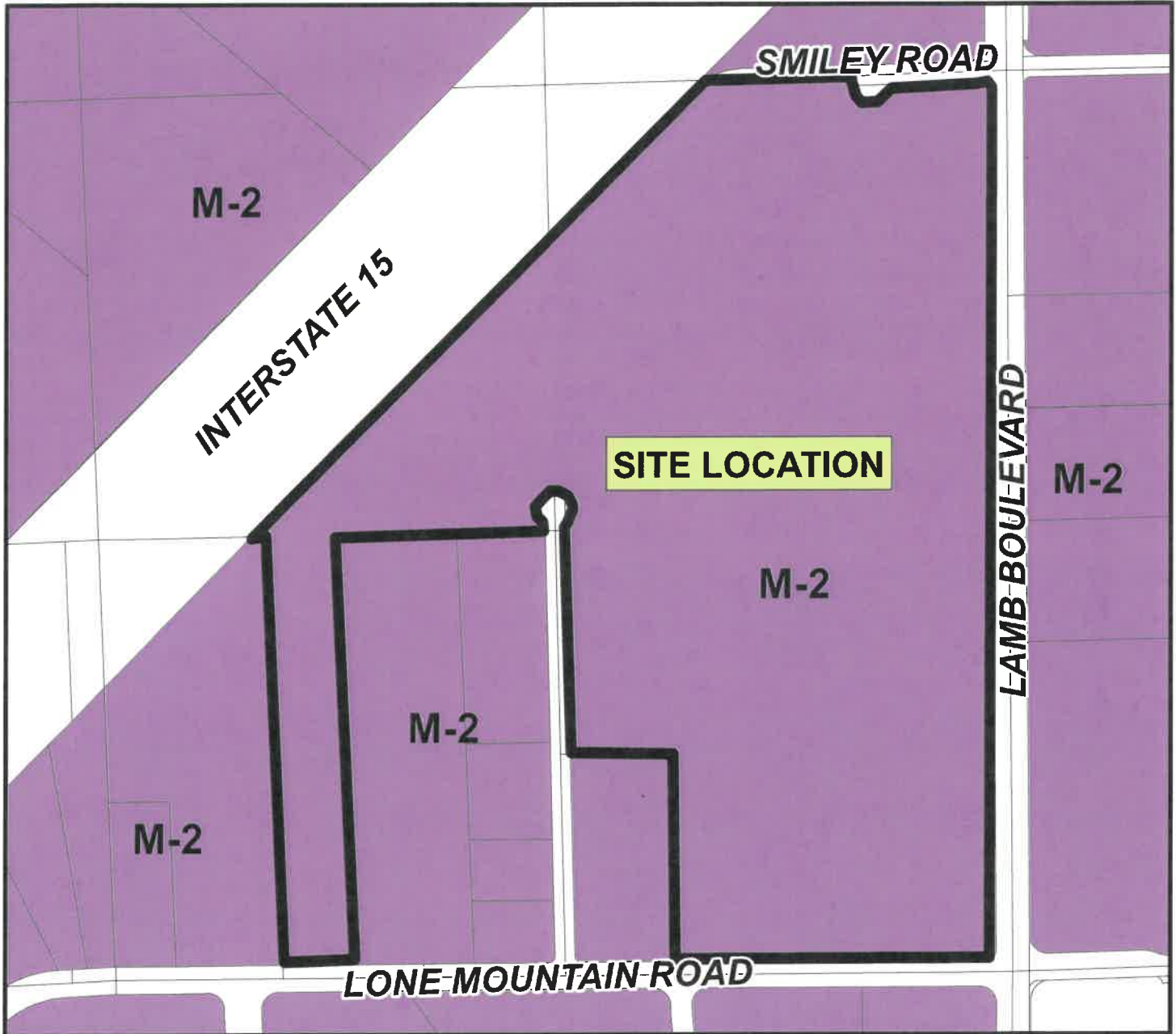


TAX DIST 254.250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: NBC Fourth Realty Corp.
Application Type: Variance
Request: To Allow an Overall Fence/Wall Height of 14 Feet where a Maximum Height of 12 Feet is Allowed.
Project Info: 4100 East Lone Mountain Road
Case Number: VN-05-2024

06/05/2024

