



TANEY ENGINEERING

6030 SOUTH JONES BLVD, SUITE 100

LAS VEGAS, NV 89118

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September 25, 2020

Job No. PLP-19-001

Re: Justification Letter – Variance Application – APN 123-28-201-014

City of North Las Vegas
Planning Department
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

Dear Sir or Madam:

Taney Engineering, on behalf of our client, Pauls/Dream Industrial Range Road, LLC., would like to respectfully submit the enclosed application for an over height retaining wall variance. The project is generally located at the northeast corner of Range Road and east Tropical Parkway in the City of North Las Vegas.

We are requesting a variance to 17.24.070 – C: Where retaining walls are used, they shall not exceed six feet in height and shall be decorative.

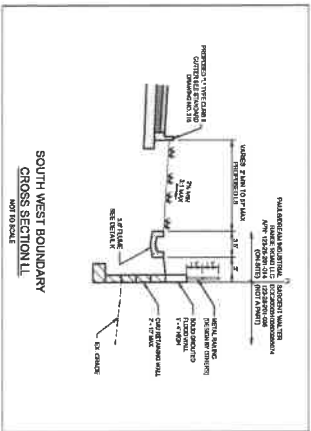
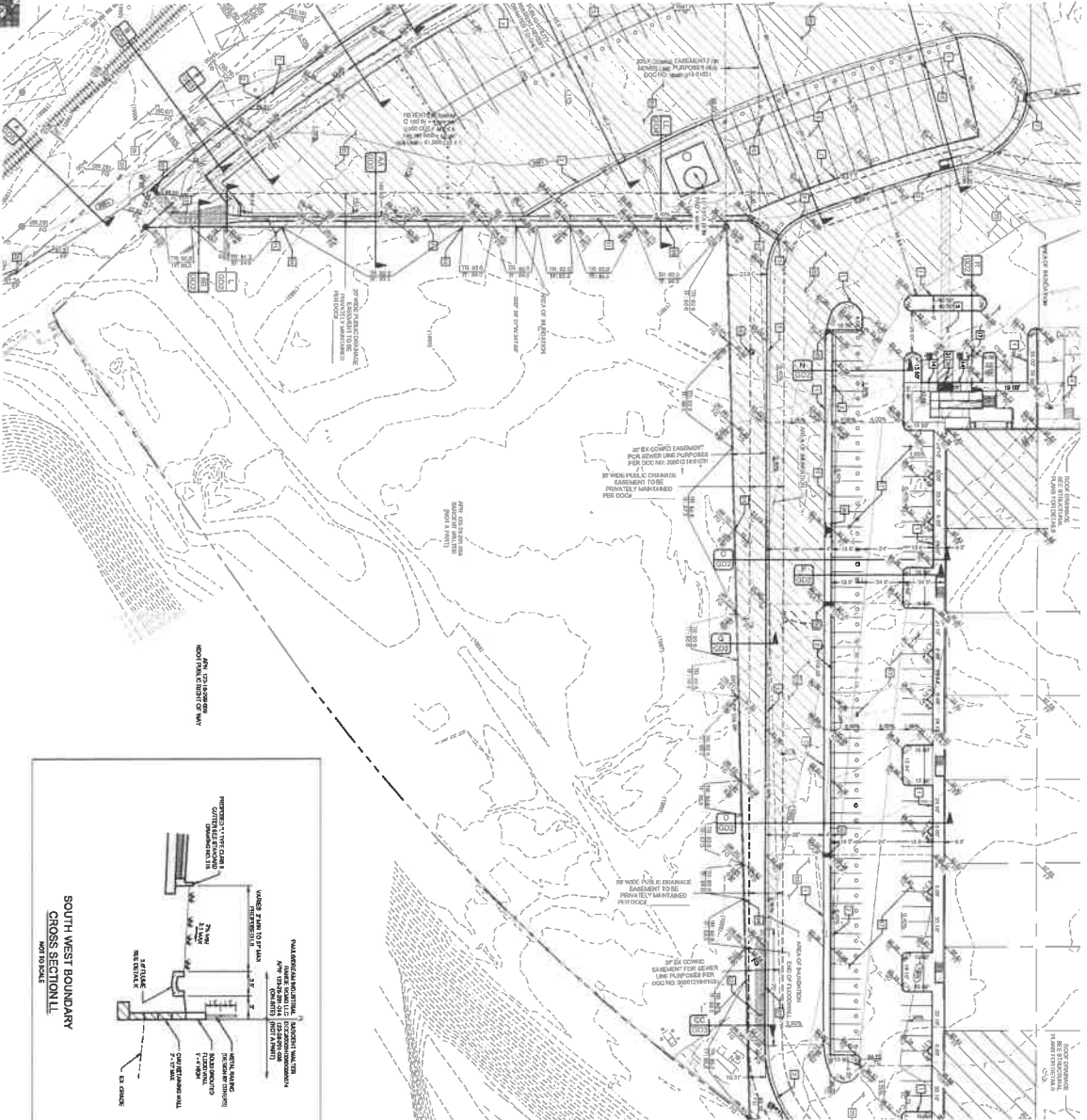
In the enclosed exhibit, top of retaining and top of footing elevations are notated. Starting on the southwest corner of the project, going north, then east, the retaining wall height ranges from 5.3 feet up to 8.7 feet and back down to 4.7 feet.

The wall heights in excess of 6' cannot be avoided. We have graded our site at the minimum allowable rate of .4% (from north to south) while maintaining its historic outlet onto Range Road. In extending the minimum gradient along a shared property line near the south end of the parcel (from the historic outlet), onsite grade rises to over 6' above the existing ground on the adjoining parcel. The adjoining parcel has a low point (sump) that does not drain which causes this grade differential to occur. It needs to be noted that the future development of this parcel will mandate that the sump be filled, thereby taking the wall height to less than 6' in overall height.

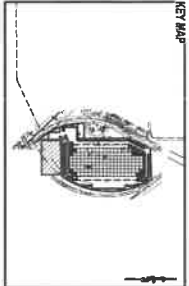
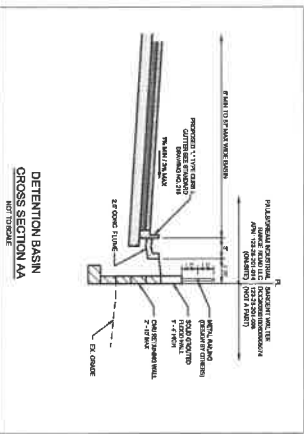
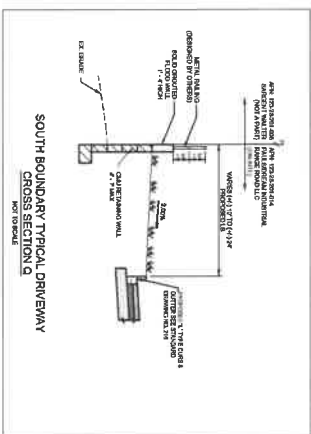
We appreciate your consideration of this matter. Please let us know if there is any additional information we can provide to aid in your review.

Sincerely,

Edward F. Taney, P.E.
President
Taney Engineering



TROPICAL & RANGE STRUCTURAL WALL EXHIBIT



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 BETWEEN MAP REDUCED FROM 1:17 ORIGINAL

0 100 200 400 600 800

N

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

NOTES

PARCEL BOUNDARY

SUB BOUNDARY

PMAD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PMAD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

007 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUBSEA NUMBER

PG 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL 5 GOV LOT NUMBER

T19S R62E

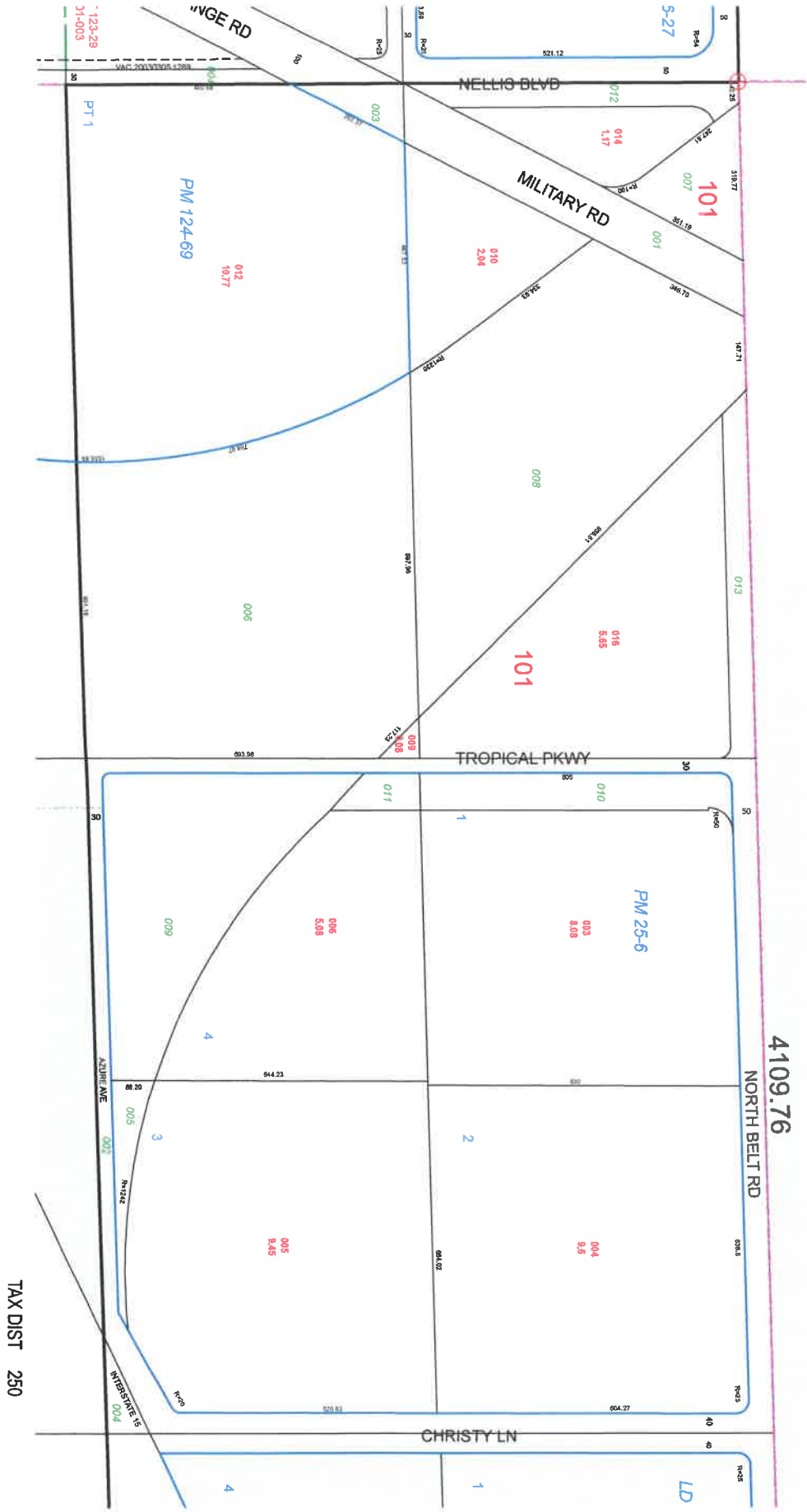
28

N 2 NW 4

123-28-1

Scale: 1" = 200'

Rev: 12/3/2019



TAX DIST 250

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USE THIS SCALE WHEN MAP REDUCED FROM 1:125 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAVED BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - SECTION LINE
- CONDOMINIUM UNIT
 - AIR SPACE POL
 - RIGHT OF WAY POL
 - SUB-SURFACE POL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSEQ NUMBER
- FB 24-45 PLAY RECORDING NUMBER
- 5 LOT NUMBER
- GL 5 GOV. LOT NUMBER

BOOK	19S	R62E
101	102	103
5124	123	122
8139	140	141

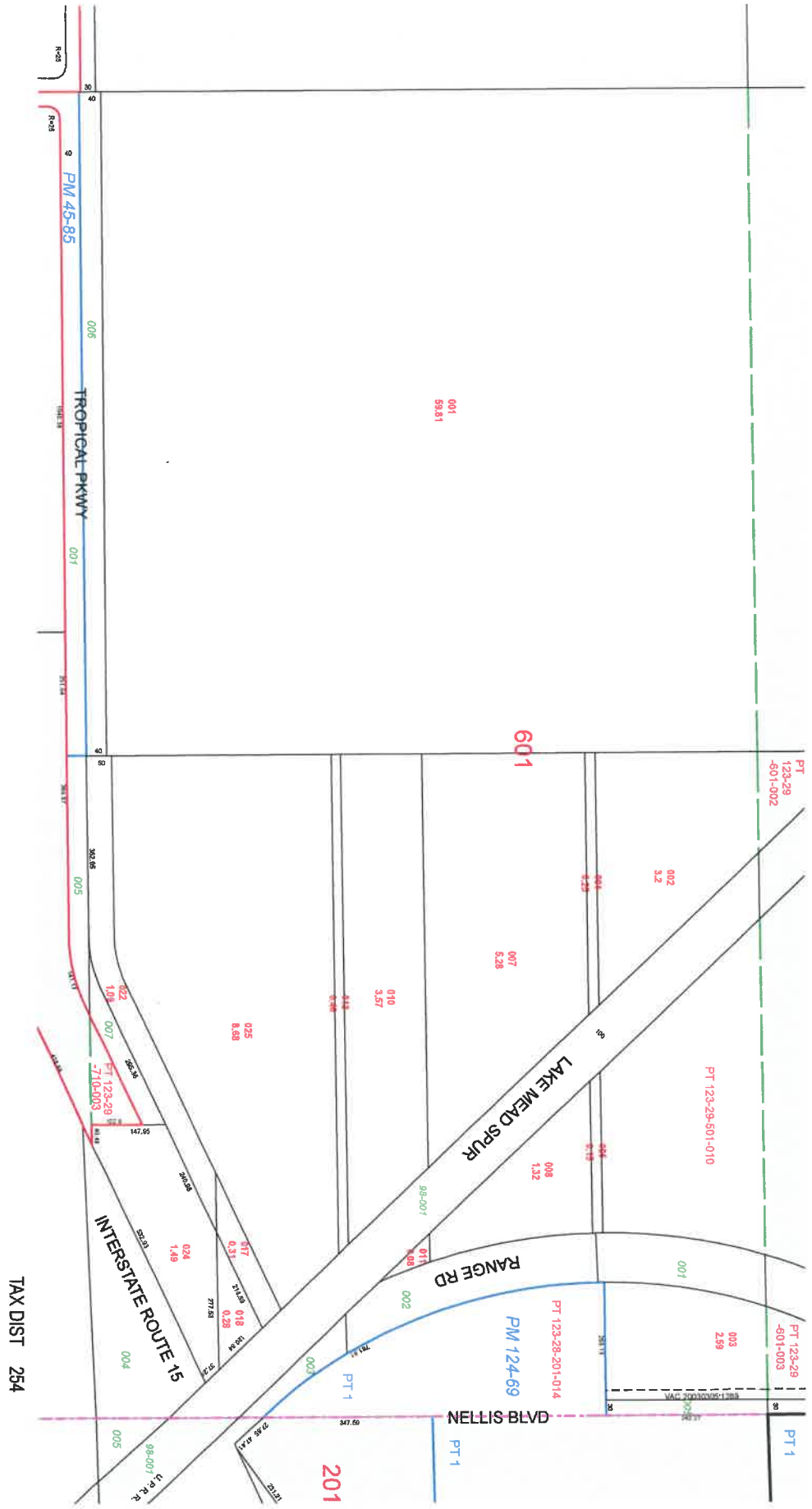
SEC	29
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21	22
23	24
25	26
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29	30

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13	4
14	9
15	5
16	1
17	6
18	2
19	7
20	3
21	8
22	4
23	9
24	5
25	1
26	6
27	2
28	7
29	3
30	8

123-29-6

CLARK COUNTY

NEVADA



NOTES

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USE THIS SCALE: 1" = 200'

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

MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	ROAD BOUNDARY		RIGHT OF WAY PCL
	MATCH / LEADER LINE		SUB-SURFACE PCL
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	SECTION LINE		

001 PARCEL NUMBER
 100 ACREAGE
 202 PARCEL SUBSEQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GLS GOV. LOT NUMBER

BOOK T19S R62E

SEC. 28

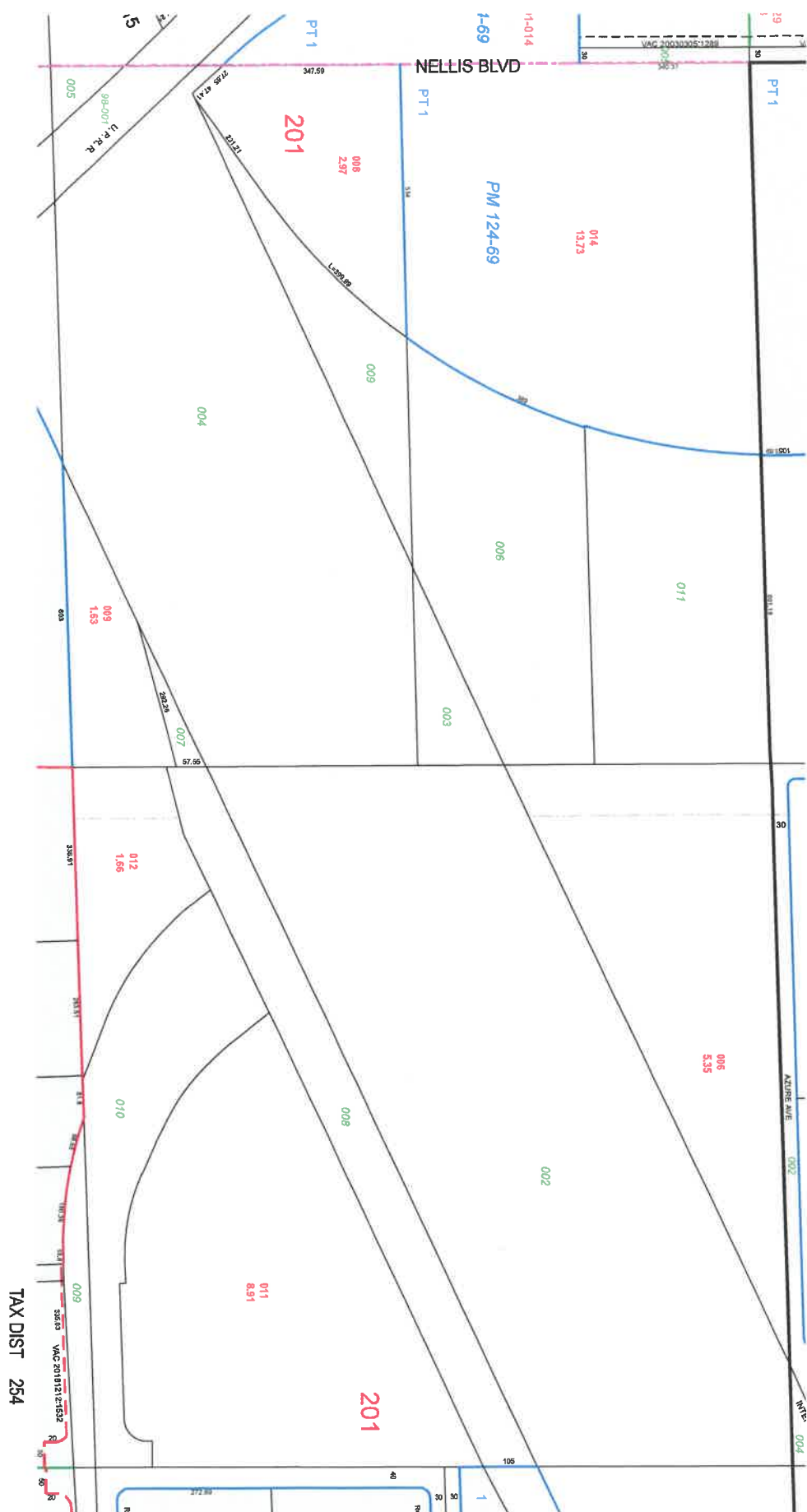
TWP. S 2 NW 4

123-28-2

Scale: 1" = 200'

Rev: 5/16/2019

CLARK COUNTY

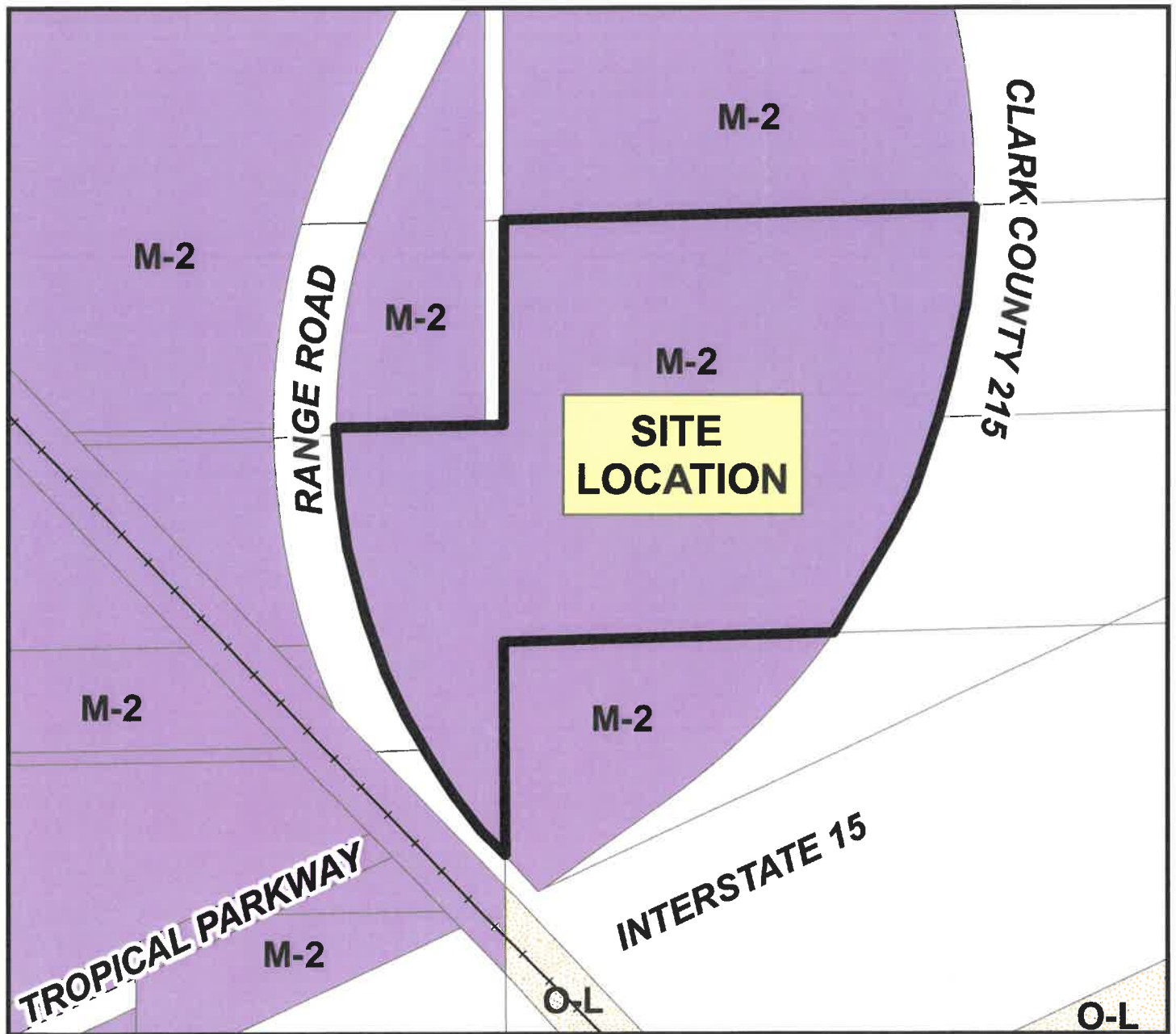


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Pauls/Dream Industrial Range Road, LLC.

Application Type: Variance

Request: To allow a maximum eight (8) foot and seven (7) inch high retaining wall where six (6) feet is the maximum height allowed

Project Info: Northeast corner of Range Road and Tropical Parkway

Case Number: VN-03-2020

10/21/2020

