

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SPR-05-2022 **Losee Station Resort & Casino**
Date: August 16, 2022

The Department of Public Works recommends that this application comply with the conditions of approval for SUP-40-2022.



Robert Weible, Land Development Project Leader
Department of Public Works

REVISED
8/22/2022

August 22, 2022

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Robert Eastman
Planning & Zoning Manager
City of North Las Vegas
2250 Las Vegas Blvd. North #114
North Las Vegas, NV 89030

RE: Updated Letter of Intent for Applications for a Property Reclassification, Site Plan Review, Special Use Permit and Expansion of Gaming Enterprise District for Clark County Assessor Parcel Numbers 124-14-810-003; 124-14-810-004; 124-14-810-005; and 124-23-510-001

Dear Mr. Eastman:

Our office represents SC SP 3 LLC, a Nevada limited liability company (the "Applicant") in connection with the applications included herewith for a property reclassification subject to the Second Amended and Restated Development Agreement for the Villages at Tule Springs (the "ARDA"), site plan review, special use permit and expansion of the Gaming Enterprise District (collectively, the "Application"). The Applicant is under contract with Pacific Oak SOR Tule Springs Owner TRS, LLC to purchase Clark County Assessor Parcel Numbers 124-14-810-003; 124-14-810-004; 124-14-810-005 and 124-23-510-001 (collectively, the "Property"). The Property is located in Village 2 of the Villages at Tule Springs pursuant to the ARDA. The Applicant is seeking the approval of the following:

1. Property Reclassification: Reclassification of the Property as Commercial Resort/Casino ("C/RC-PCD") as set forth in the Villages at Tule Springs Master Development Standards, dated as of May 18, 2016 (the "Development Standards").
2. Gaming Enterprise District Expansion: Expansion of the Gaming Enterprise District ("GED") to include the Property.
3. Special Use Permit. A special use permit for the operation of a casino and a hotel.
4. Site Plan Review: A review of site plan for the proposed development of the Property.

The Applicant proposes to develop a 705,906 square foot hotel and casino (the "Resort"), a 6,000 square foot tavern/restaurant as well as a future Phase 3 (subject to the provision contained in Section C of this letter). The Resort will be constructed in two phases. Upon completion of Phase 2,

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the project will contain three hotel towers totaling approximately 600 hotel rooms, a food hall, multiple restaurants (including outdoor dining), entertainment spaces such as bowling and theater spaces, banquet facilities, a resort style pool and over 3,700 parking spaces (surface and garage parking). The Resort will provide a high end amenity for the surrounding neighborhoods.

A. Property Reclassification.

The Applicant seeks to reclassify the Property to the C/RC-PCD district. This reclassification is consistent with the current land use plan, which provides the Property is anticipated to be zoned Commercial/Resort Casino and developed with the permitted principal uses set forth in the Development Standards. Pursuant to the Development Standards, "the purpose of the C/RC-PCD district is to provide the development of safe, attractive, vibrant retail and service areas in a Resort/Casino setting, including gaming establishments." As noted above, the Resort will include a high end resort with related entertainment, food and beverage amenities. The enclosed plans show a modern and vibrant façade, with desert friendly landscaping. All uses proposed to be constructed by the Applicant are permitted principal uses under the Development Standards.

B. Gaming Enterprise District/Special Use Permit.

The Applicant hereby petitions to expand the GED pursuant to Nevada Revised Statutes ("NRS") Chapter 463. In connection with the expansion of the GED, the Applicant seeks a special use permit for the construction of the Resort. Pursuant to Section 2.17 of the ARDA, the City of North Las Vegas "recognizes that non-restricted gaming establishments have been appropriately included and developed in other master planned communities throughout Clark County and further believes that a master planned community is an optimal location for such an establishment." As noted above, the existing land use plan contemplates the Property may be developed with a resort/casino.

As shown on the enclosed vicinity map, the Property is not within (1) 500 feet of developed residential; or (2) 2,500 feet of any public school, private school or structures used primarily for religious services or worship (which is in excess of the distance restrictions set forth in NRS 463.3086). Moreover, as detailed in the enclosed Impact Assessment Report, the roads, water, sanitation, utilities and related services for the Property are adequate for the proposed uses and the project will be constructed in accordance with the existing master studies for the master development. The development of a non-restricted gaming establishment will not unduly impact public services, consumption of natural resources or the quality of life enjoyed by the residents of the surrounding neighborhoods. The project will enhance the quality of life by offering high end amenities to the neighboring residents. The project will be constructed in accordance with all state and local laws and plans regarding conservation and will utilize desert friendly landscaping. Moreover, the project will provide significant employment opportunities and economic expansion to the area with

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thousands of construction jobs, over 800 permanent jobs upon completion of construction, and ultimately, a core gathering place for the community.

C. Site Plan Review.

The Applicant also seeks a site plan review of the enclosed site plans. The maximum height of the Resort will be 120 feet, which is consistent with the ARDA and Development Standards. The Resort will also include parking in excess of that required, including surface and garage parking, as well as sufficient open space as required by the Development Standards. On the portion of the Property noted for a future Phase 3, the Applicant will separately seek approvals for such development. In the event any portion of Phase 3 includes a residential component, such residential development shall be expressly conditioned on the following: (1) the residential development will not use or rely upon any residential dwelling units which are currently allocated to Village 2 or other parts of the Villages at Tule Springs, (2) the grant by the City of North Las Vegas of additional residential dwelling units to be allocated to such residential development in excess of those currently allocated to Village 2 and other parts of the Villages at Tule Springs, and (3) verification of utility capacity for such residential development by the City of North Las Vegas; provided such expressed intent for a future phase of residential development does not bind in any manner or otherwise affect the rights of the Master Developer (as defined in the ARDA), other Builder (as defined in the ARDA) or developer of the remainder of the Planned Community.

The foregoing development is consistent with the intent of the ARDA and the Development Standards. This development will enhance the surrounding neighborhood and provide amenities for future residents of Tule Springs and the surrounding area. We look forward to working with you on this new development. If you need any additional information, please do not hesitate to contact me.

Sincerely,



Rebecca L. Miltenberger
Enclosures



LOCAL FURNISHING ANALYSIS PHASE 1

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
1.00	100	1.00	100.00
2.00	200	2.00	400.00
3.00	300	3.00	900.00
4.00	400	4.00	1600.00
5.00	500	5.00	2500.00
6.00	600	6.00	3600.00
7.00	700	7.00	4900.00
8.00	800	8.00	6400.00
9.00	900	9.00	8100.00
10.00	1000	10.00	10000.00
TOTAL	5000		50000.00

PHASE 1 SUMMARY

DESCRIPTION	AMOUNT
CONSTRUCTION	1,000,000
LAND ACQUISITION	500,000
PERMITS	200,000
PROFESSIONAL FEES	100,000
MARKETING	50,000
OPERATIONAL COSTS	1,500,000
TOTAL	4,350,000



LOT 1 PARKING ANALYSIS TABLE 1 AND 2

NO.	TYPE	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)	PERCENTAGE
1	OFFICE	100,000	11,364	0.25	100%
2	RETAIL	200,000	22,728	0.50	100%
3	RESTAURANT	50,000	5,682	0.12	100%
4	ENTERTAINMENT	150,000	17,046	0.38	100%
5	RESIDENTIAL	300,000	34,092	0.78	100%
6	INDUSTRIAL	100,000	11,364	0.25	100%
7	WAREHOUSE	500,000	56,820	1.28	100%
8	TRUCK PARKING	50,000	5,682	0.12	100%
9	TRANSIT	100,000	11,364	0.25	100%
10	UTILITY	50,000	5,682	0.12	100%
11	RECREATION	100,000	11,364	0.25	100%
12	SPORTS	100,000	11,364	0.25	100%
13	SCHOOL	100,000	11,364	0.25	100%
14	GOVERNMENT	100,000	11,364	0.25	100%
15	RELIGIOUS	100,000	11,364	0.25	100%
16	HEALTH CARE	100,000	11,364	0.25	100%
17	ARTS AND CULTURE	100,000	11,364	0.25	100%
18	OTHER	100,000	11,364	0.25	100%

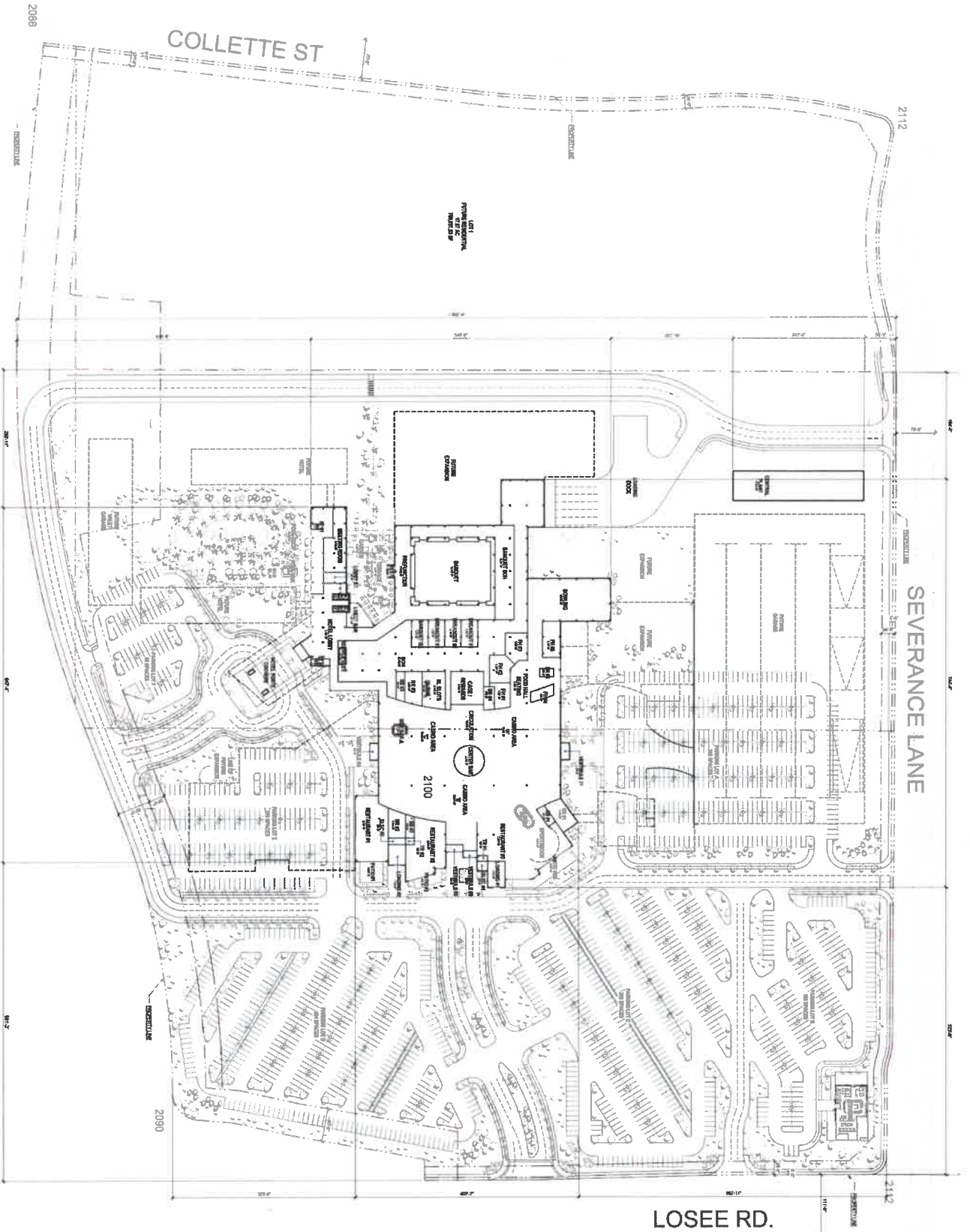
EXHIBIT A - SUMMARY OF DATA

NO.	TYPE	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)	PERCENTAGE
1	OFFICE	100,000	11,364	0.25	100%
2	RETAIL	200,000	22,728	0.50	100%
3	RESTAURANT	50,000	5,682	0.12	100%
4	ENTERTAINMENT	150,000	17,046	0.38	100%
5	RESIDENTIAL	300,000	34,092	0.78	100%
6	INDUSTRIAL	100,000	11,364	0.25	100%
7	WAREHOUSE	500,000	56,820	1.28	100%
8	TRUCK PARKING	50,000	5,682	0.12	100%
9	TRANSIT	100,000	11,364	0.25	100%
10	UTILITY	50,000	5,682	0.12	100%
11	RECREATION	100,000	11,364	0.25	100%
12	SPORTS	100,000	11,364	0.25	100%
13	SCHOOL	100,000	11,364	0.25	100%
14	GOVERNMENT	100,000	11,364	0.25	100%
15	RELIGIOUS	100,000	11,364	0.25	100%
16	HEALTH CARE	100,000	11,364	0.25	100%
17	ARTS AND CULTURE	100,000	11,364	0.25	100%
18	OTHER	100,000	11,364	0.25	100%

EXHIBIT B - SUMMARY OF DATA

NO.	TYPE	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)	PERCENTAGE
1	OFFICE	100,000	11,364	0.25	100%
2	RETAIL	200,000	22,728	0.50	100%
3	RESTAURANT	50,000	5,682	0.12	100%
4	ENTERTAINMENT	150,000	17,046	0.38	100%
5	RESIDENTIAL	300,000	34,092	0.78	100%
6	INDUSTRIAL	100,000	11,364	0.25	100%
7	WAREHOUSE	500,000	56,820	1.28	100%
8	TRUCK PARKING	50,000	5,682	0.12	100%
9	TRANSIT	100,000	11,364	0.25	100%
10	UTILITY	50,000	5,682	0.12	100%
11	RECREATION	100,000	11,364	0.25	100%
12	SPORTS	100,000	11,364	0.25	100%
13	SCHOOL	100,000	11,364	0.25	100%
14	GOVERNMENT	100,000	11,364	0.25	100%
15	RELIGIOUS	100,000	11,364	0.25	100%
16	HEALTH CARE	100,000	11,364	0.25	100%
17	ARTS AND CULTURE	100,000	11,364	0.25	100%
18	OTHER	100,000	11,364	0.25	100%

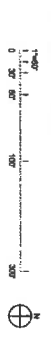
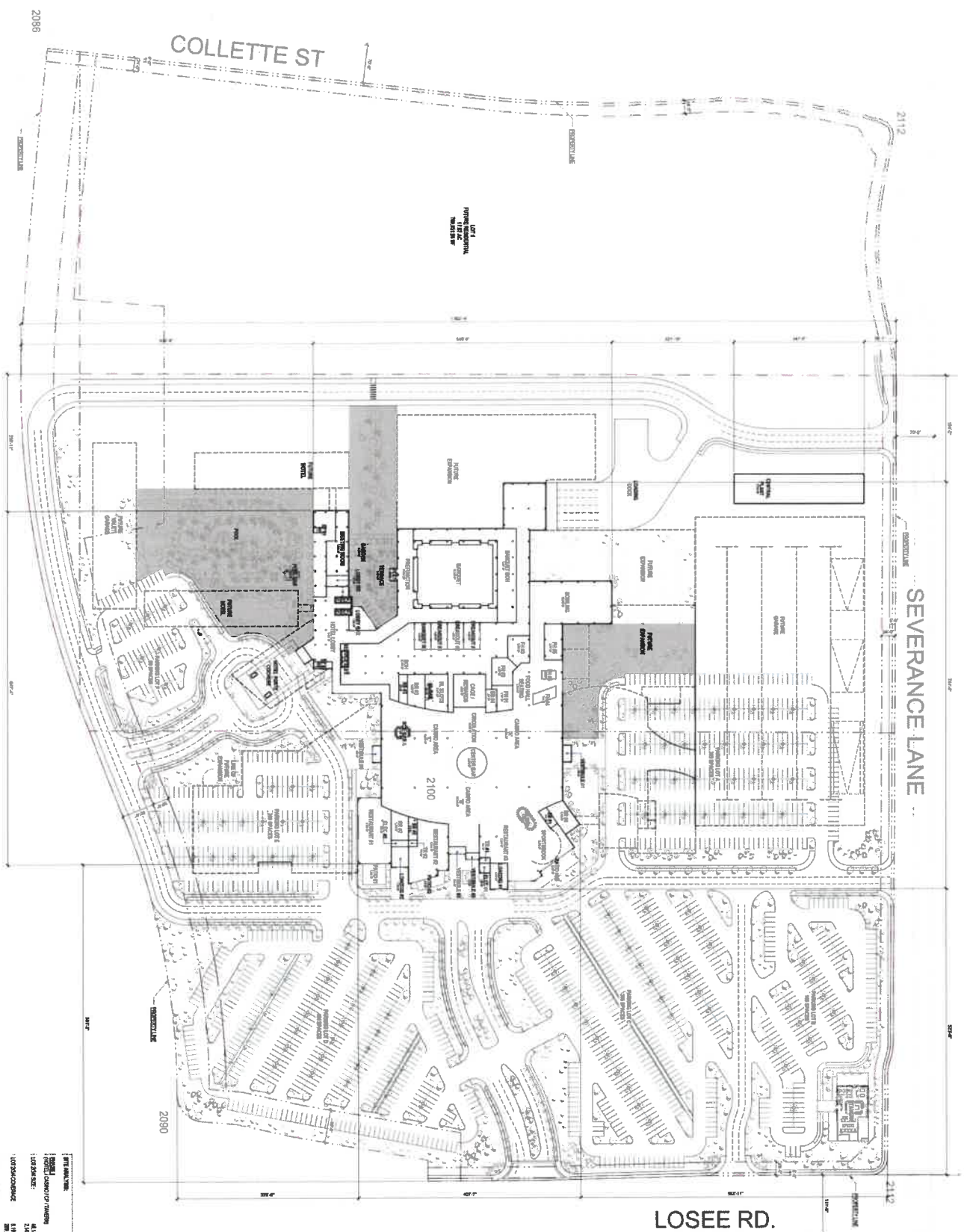
INTERSTATE 215



LOT #	ACRES
LOT A	28.00
LOT B	28.00
LOT C	28.00
LOT D	28.00
LOT E	28.00
TOTAL	140.00

TOTAL AREA	
LOT A	28.00
LOT B	28.00
LOT C	28.00
LOT D	28.00
LOT E	28.00
TOTAL	140.00

INTERSTATE 215



PROPERTY DATA

PROJECT NAME	STANTON CASINO
CLIENT	SC SP3, LLC
DATE	10/20/2010
SCALE	AS SHOWN
DESIGNER	JWE ARCHITECTURE
PROJECT NO.	2100
DATE	10/20/2010

PROPERTY DATA

LOT 1	1.00 AC
LOT 2	1.00 AC
LOT 3	1.00 AC
LOT 4	1.00 AC
LOT 5	1.00 AC
LOT 6	1.00 AC
LOT 7	1.00 AC
LOT 8	1.00 AC
LOT 9	1.00 AC
LOT 10	1.00 AC
LOT 11	1.00 AC
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LOT 93	1.00 AC
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LOT 95	1.00 AC
LOT 96	1.00 AC
LOT 97	1.00 AC
LOT 98	1.00 AC
LOT 99	1.00 AC
LOT 100	1.00 AC

PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ FT)	AREA (AC)
1	LOT 1	43,560	1.00
2	LOT 2	43,560	1.00
3	LOT 3	43,560	1.00
4	LOT 4	43,560	1.00
5	LOT 5	43,560	1.00
6	LOT 6	43,560	1.00
7	LOT 7	43,560	1.00
8	LOT 8	43,560	1.00
9	LOT 9	43,560	1.00
10	LOT 10	43,560	1.00
11	LOT 11	43,560	1.00
12	LOT 12	43,560	1.00
13	LOT 13	43,560	1.00
14	LOT 14	43,560	1.00
15	LOT 15	43,560	1.00
16	LOT 16	43,560	1.00
17	LOT 17	43,560	1.00
18	LOT 18	43,560	1.00
19	LOT 19	43,560	1.00
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21	LOT 21	43,560	1.00
22	LOT 22	43,560	1.00
23	LOT 23	43,560	1.00
24	LOT 24	43,560	1.00
25	LOT 25	43,560	1.00
26	LOT 26	43,560	1.00
27	LOT 27	43,560	1.00
28	LOT 28	43,560	1.00
29	LOT 29	43,560	1.00
30	LOT 30	43,560	1.00
31	LOT 31	43,560	1.00
32	LOT 32	43,560	1.00
33	LOT 33	43,560	1.00
34	LOT 34	43,560	1.00
35	LOT 35	43,560	1.00
36	LOT 36	43,560	1.00
37	LOT 37	43,560	1.00
38	LOT 38	43,560	1.00
39	LOT 39	43,560	1.00
40	LOT 40	43,560	1.00
41	LOT 41	43,560	1.00
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63	LOT 63	43,560	1.00
64	LOT 64	43,560	1.00
65	LOT 65	43,560	1.00
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72	LOT 72	43,560	1.00
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74	LOT 74	43,560	1.00
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94	LOT 94	43,560	1.00
95	LOT 95	43,560	1.00
96	LOT 96	43,560	1.00
97	LOT 97	43,560	1.00
98	LOT 98	43,560	1.00
99	LOT 99	43,560	1.00
100	LOT 100	43,560	1.00



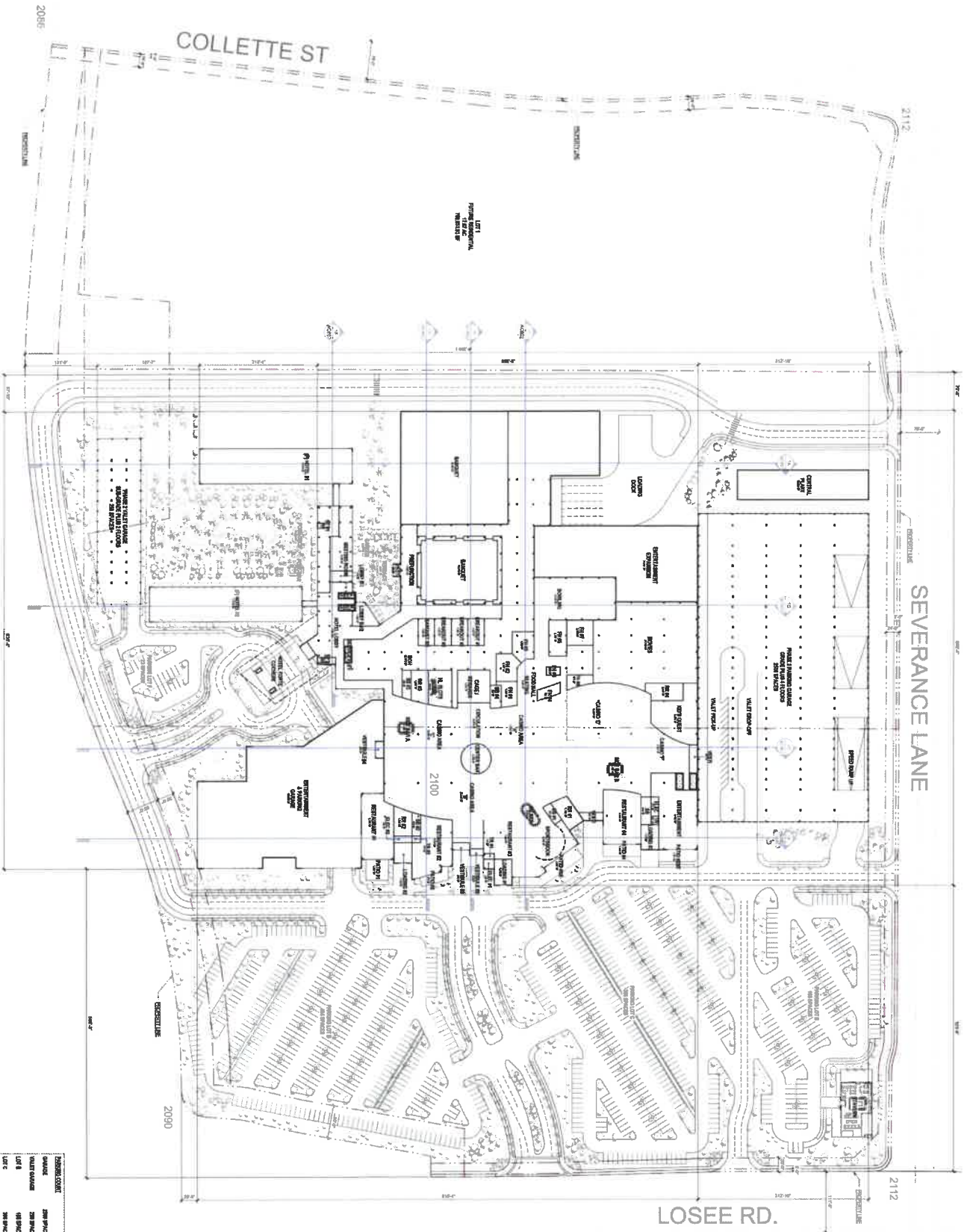
LOOSEE PARKING ANALYSIS PHASE 1 AND 2

TYPE	PHASE 1	PHASE 2	TOTAL
PERMANENT	1,200	1,800	3,000
TEMPORARY	500	700	1,200
TOTAL	1,700	2,500	4,200

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND RECORDS.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE FINISHED GRADE.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. ALL SITEWORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

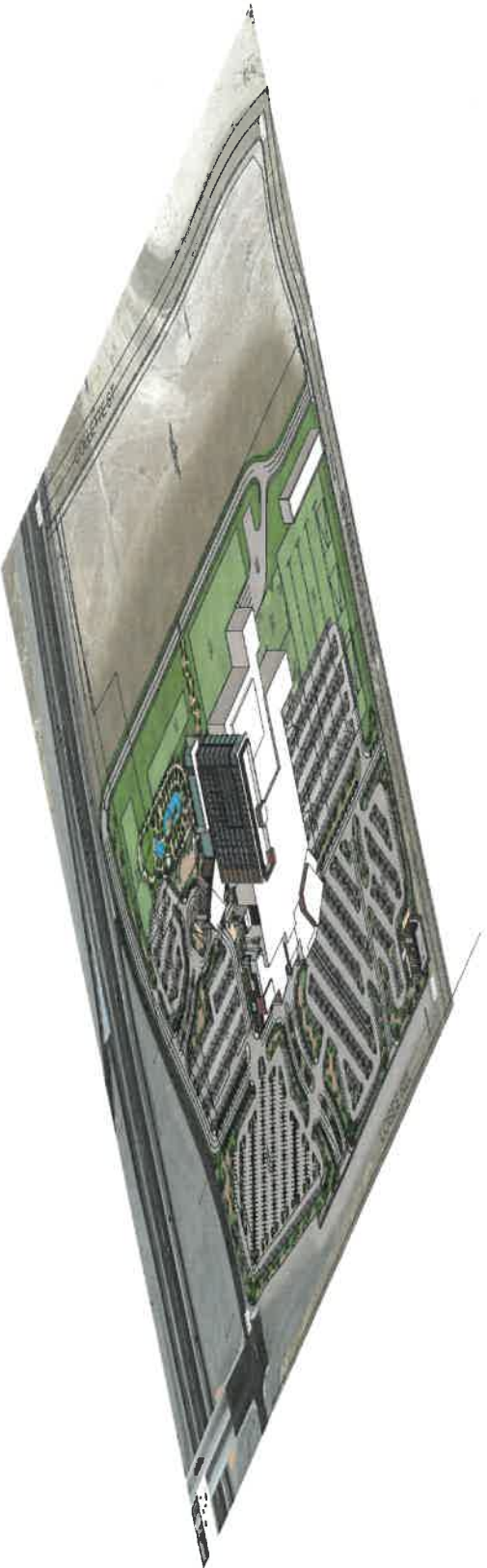
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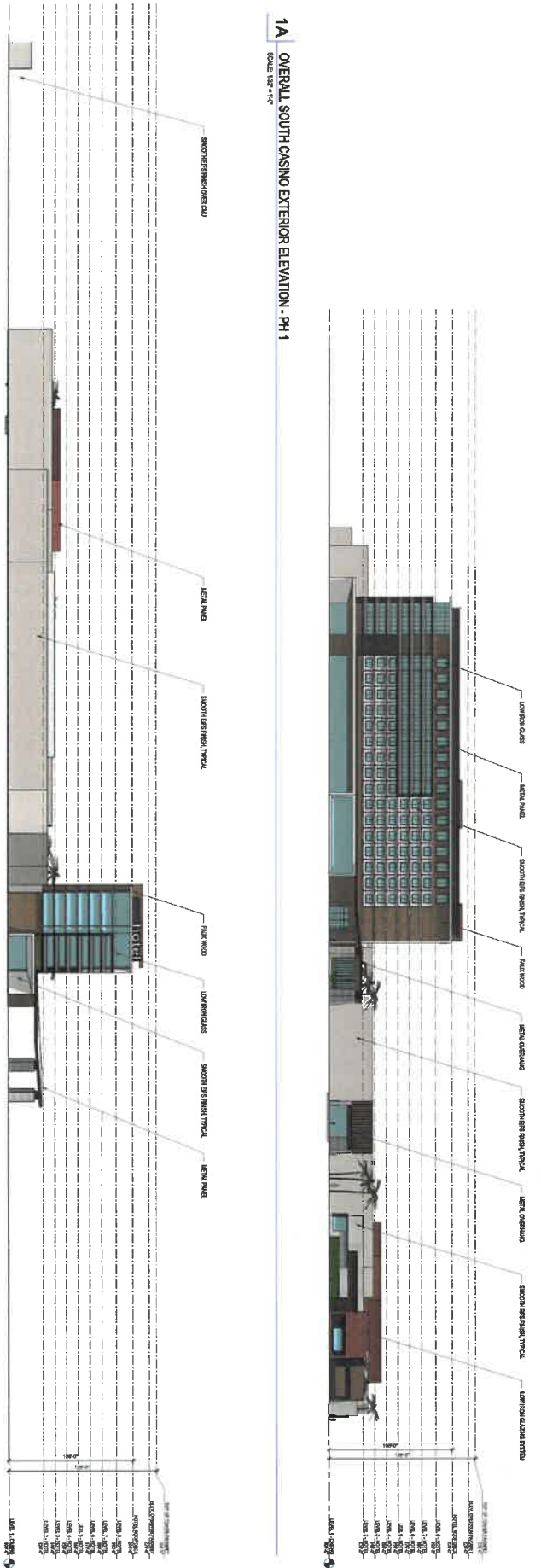
LEGEND

SHADE	200 PAVEMENT
VAULT/STAIRWELL	200 PAVEMENT
LOT B	200 PAVEMENT
LOT C	200 PAVEMENT
LOT D	200 PAVEMENT
LOT E	200 PAVEMENT
LOT F	200 PAVEMENT
LOT G	200 PAVEMENT
LOT H	200 PAVEMENT
LOT I	200 PAVEMENT
LOT J	200 PAVEMENT
LOT K	200 PAVEMENT
LOT L	200 PAVEMENT
LOT M	200 PAVEMENT
LOT N	200 PAVEMENT
LOT O	200 PAVEMENT
LOT P	200 PAVEMENT
LOT Q	200 PAVEMENT
LOT R	200 PAVEMENT
LOT S	200 PAVEMENT
LOT T	200 PAVEMENT
LOT U	200 PAVEMENT
LOT V	200 PAVEMENT
LOT W	200 PAVEMENT
LOT X	200 PAVEMENT
LOT Y	200 PAVEMENT
LOT Z	200 PAVEMENT

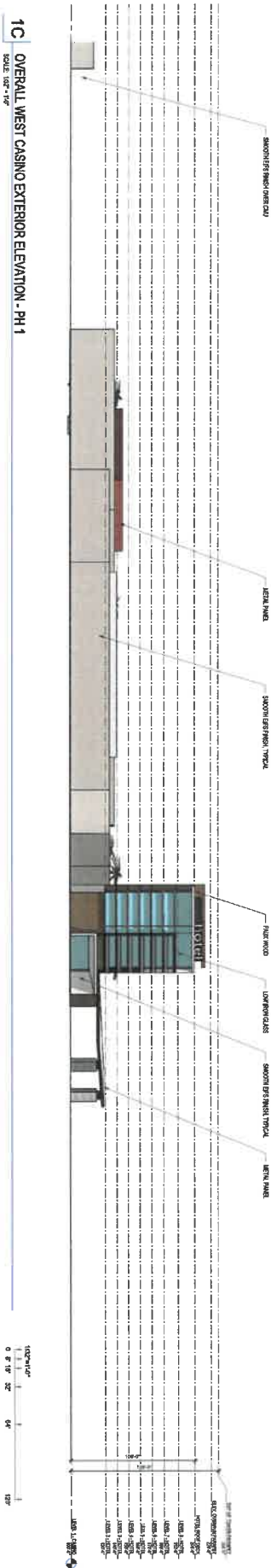
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	200	1000	1.00	200.00
4	PAVEMENT	500	YD	40.00	20000.00
5	LANDSCAPING	100	1000	10.00	1000.00
6	UTILITIES	100	1000	5.00	500.00
7	ROOFING	100	1000	15.00	1500.00
8	MECHANICAL	100	1000	20.00	2000.00
9	ELECTRICAL	100	1000	10.00	1000.00
10	PLUMBING	100	1000	10.00	1000.00
11	CONCRETE	100	YD	120.00	12000.00
12	STEEL	50	TON	200.00	10000.00
13	BRICK	200	1000	1.00	200.00
14	PAVEMENT	500	YD	40.00	20000.00
15	LANDSCAPING	100	1000	10.00	1000.00
16	UTILITIES	100	1000	5.00	500.00
17	ROOFING	100	1000	15.00	1500.00
18	MECHANICAL	100	1000	20.00	2000.00
19	ELECTRICAL	100	1000	10.00	1000.00
20	PLUMBING	100	1000	10.00	1000.00



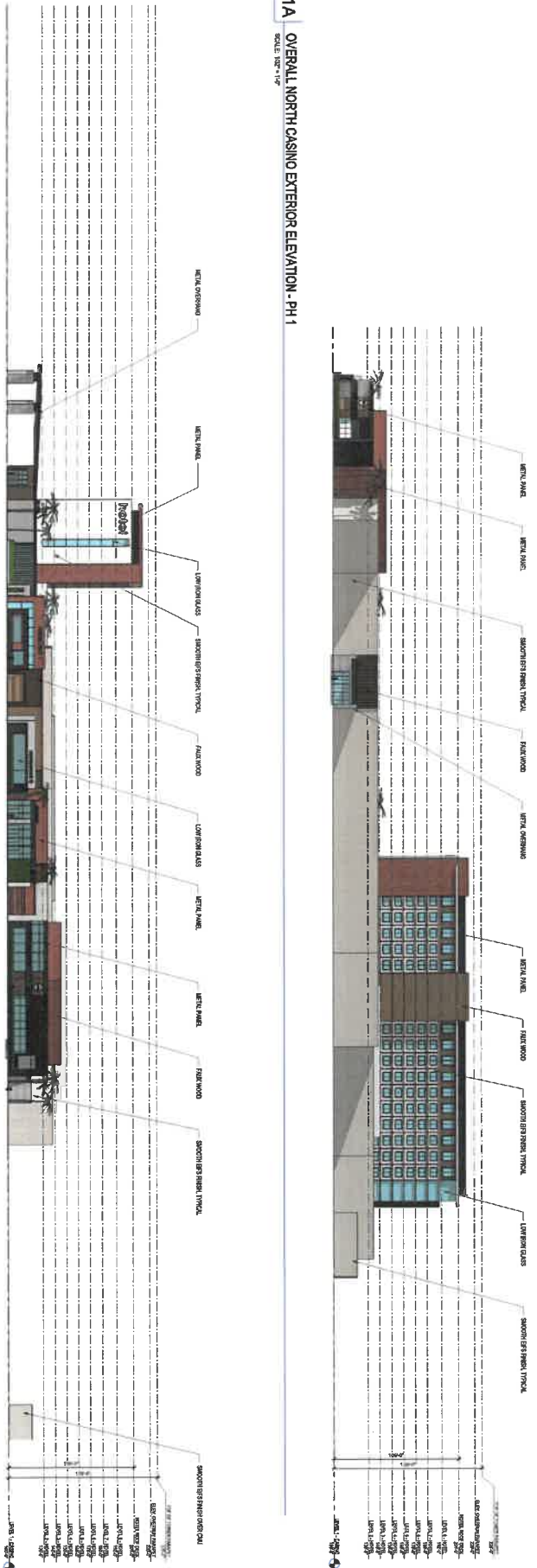
1A OVERALL SOUTH CASINO EXTERIOR ELEVATION - PH 1
SCALE: 1/8" = 1'-0"



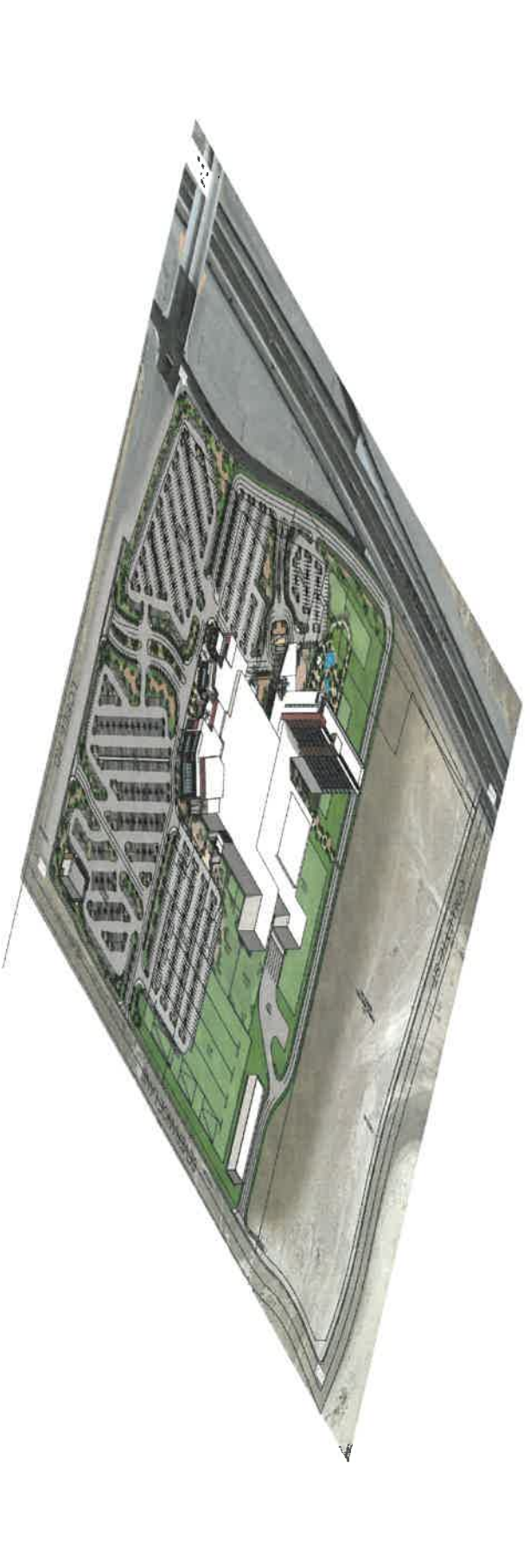
1C OVERALL WEST CASINO EXTERIOR ELEVATION - PH 1
SCALE: 1/8" = 1'-0"

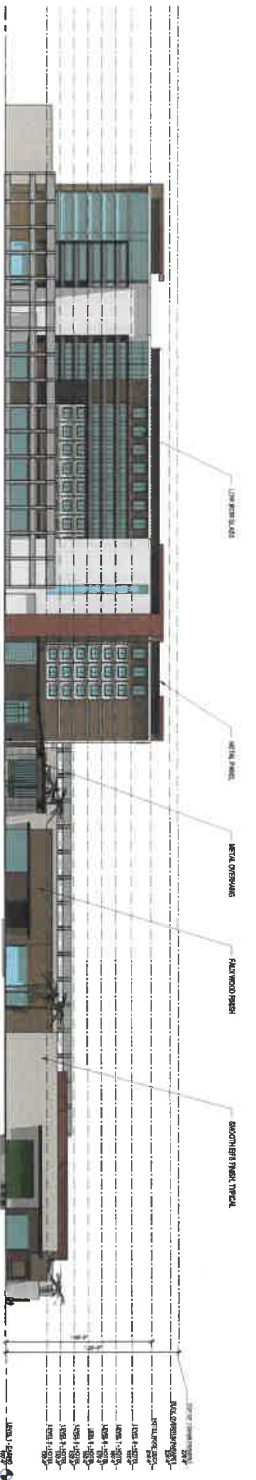


1A OVERALL NORTH CASINO EXTERIOR ELEVATION - PH 1
SCALE: 1/8" = 1'-0"

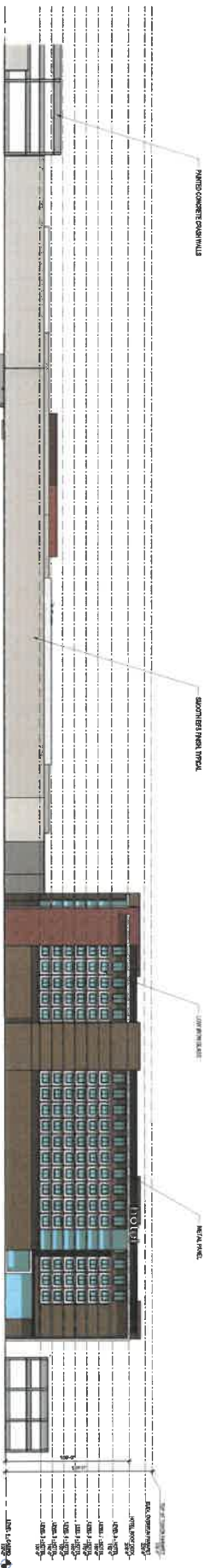


1C OVERALL EAST CASINO EXTERIOR ELEVATION - PH 1
SCALE: 1/8" = 1'-0"

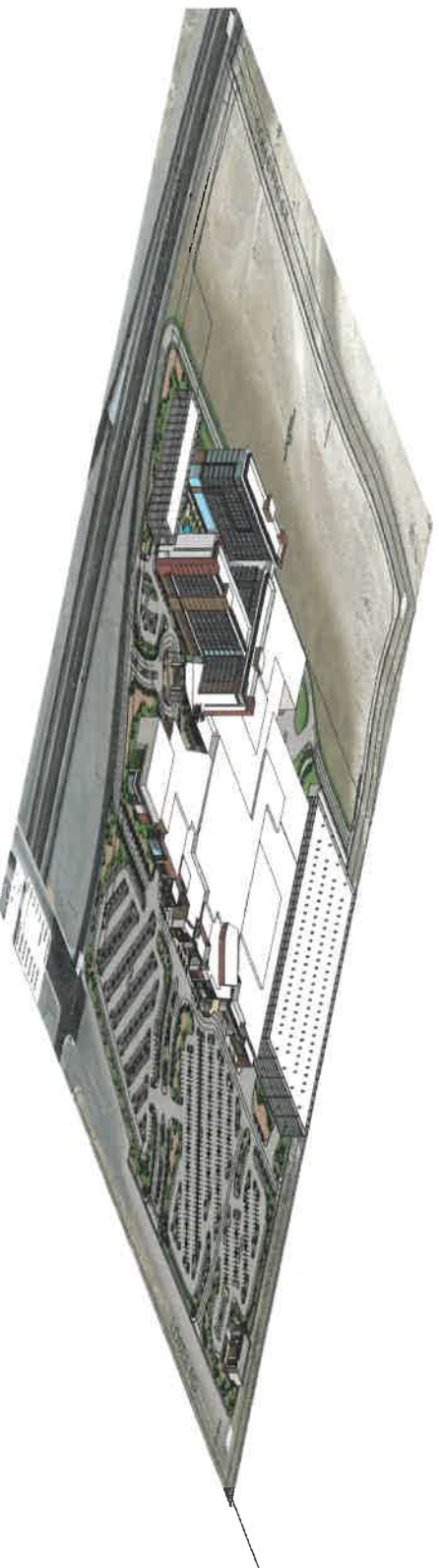




1A OVERALL SOUTH CASINO EXTERIOR ELEVATION - PH 3
SCALE: 1/8" = 1'-0"

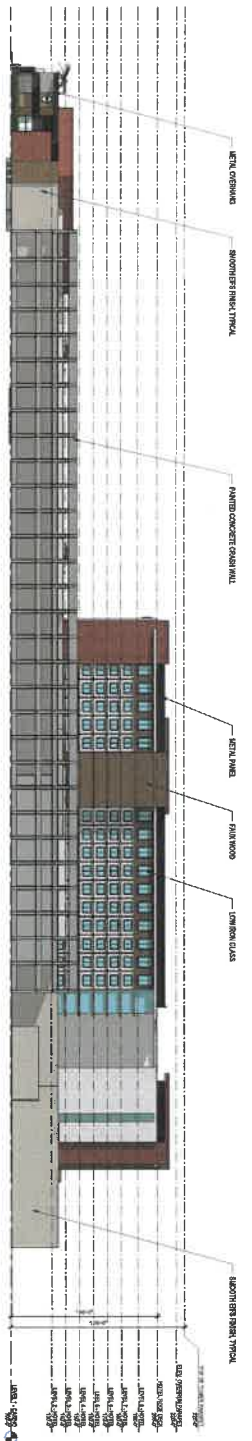


1C OVERALL WEST CASINO EXTERIOR ELEVATION - PH 3
SCALE: 1/8" = 1'-0"

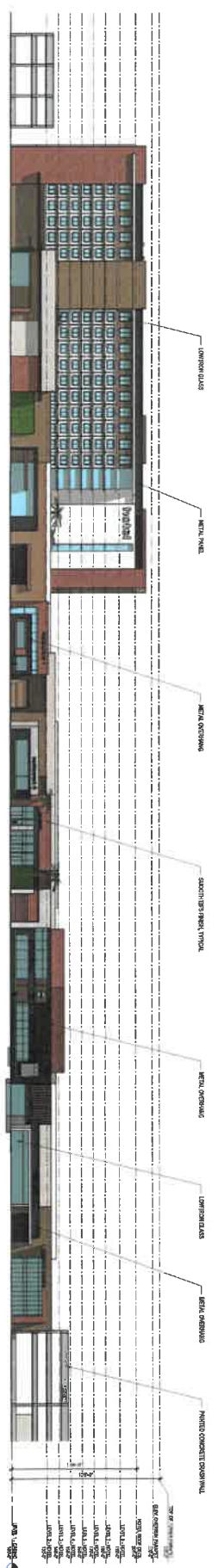




1A OVERALL NORTH CASINO EXTERIOR ELEVATION - PH 3
SCALE: 1/8" = 1'-0"



1C OVERALL EAST CASINO EXTERIOR ELEVATION - PH 3
SCALE: 1/8" = 1'-0"







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 THE SCALE SET WHEN MAP REDUCED FROM 1:1117 ORIGINAL

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- RMAD Boundary
- Road Easement
- March/Leader Line
- Historic Sub Boundary
- Historic RMAD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Parcel Number
- 100 Acreage
- 202 Parcel Sub/SUED Number
- RMAD Flat Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

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

NO. 08	100	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121	122
123	124	125	126	127	128	129	130	131	132	133	134
135	136	137	138	139	140	141	142	143	144	145	146

T19S R61E


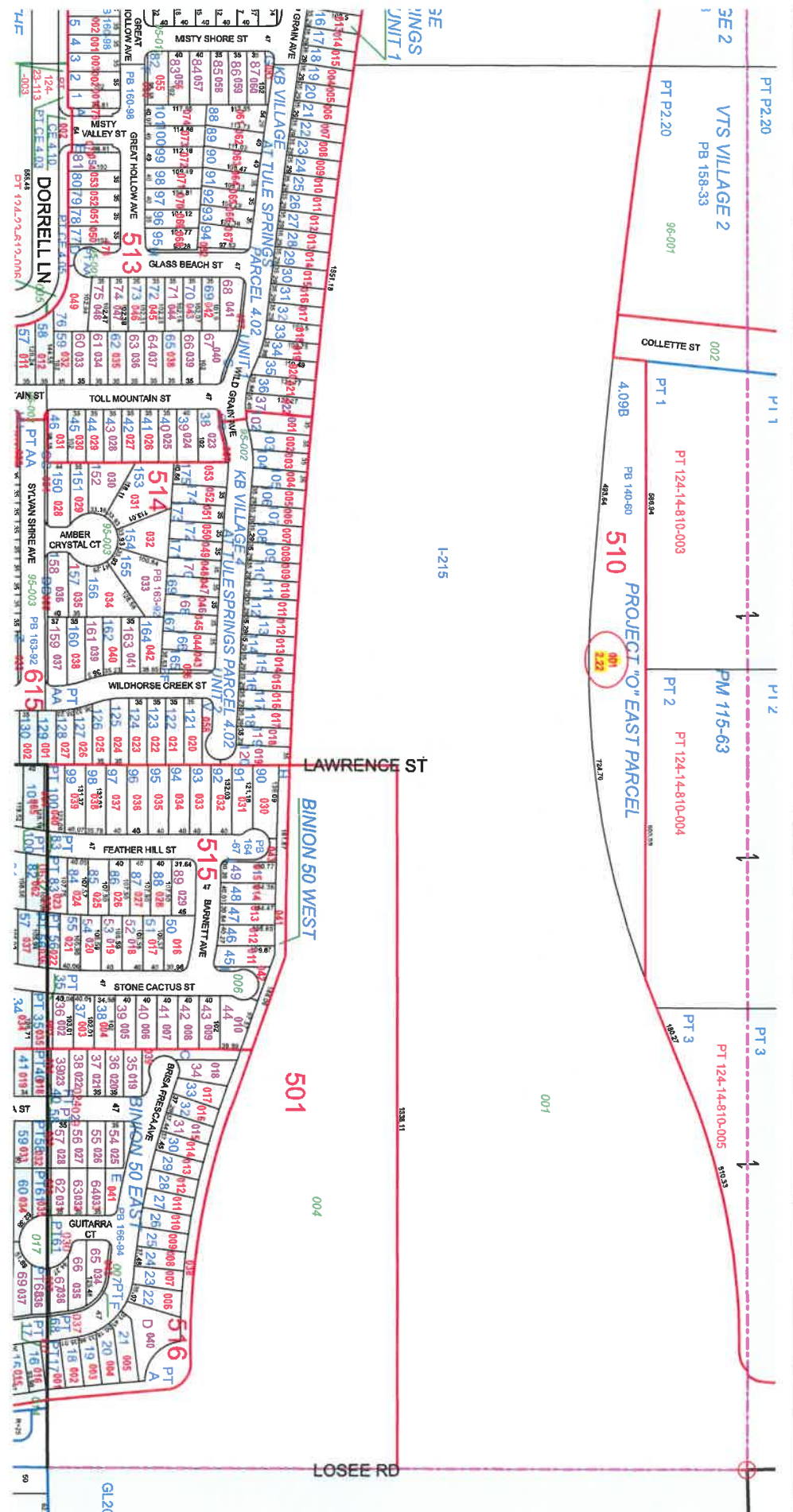
23

MAP N 2 NE 4

124-23-5

Scale: 1" = 200'

Rev: 7/21/2022

TAX DIST 250

ASSESSOR'S PARCELS - CLARK COUNTY, NV.


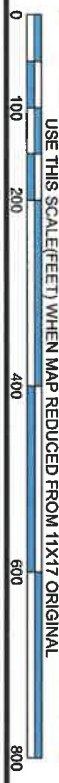
Briana Johnson - Assessor

NOTES

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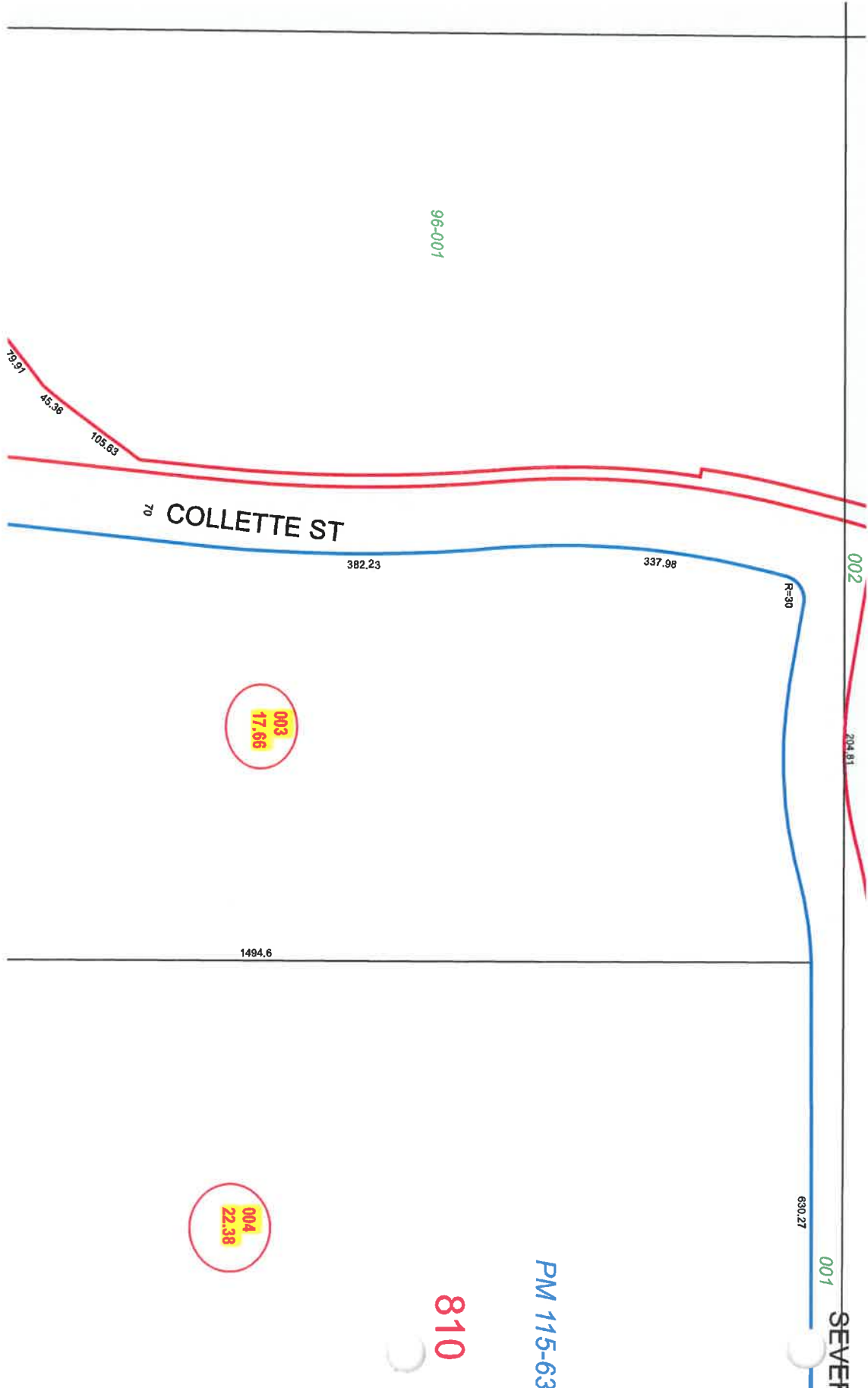



MAP LEGEND

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

007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE

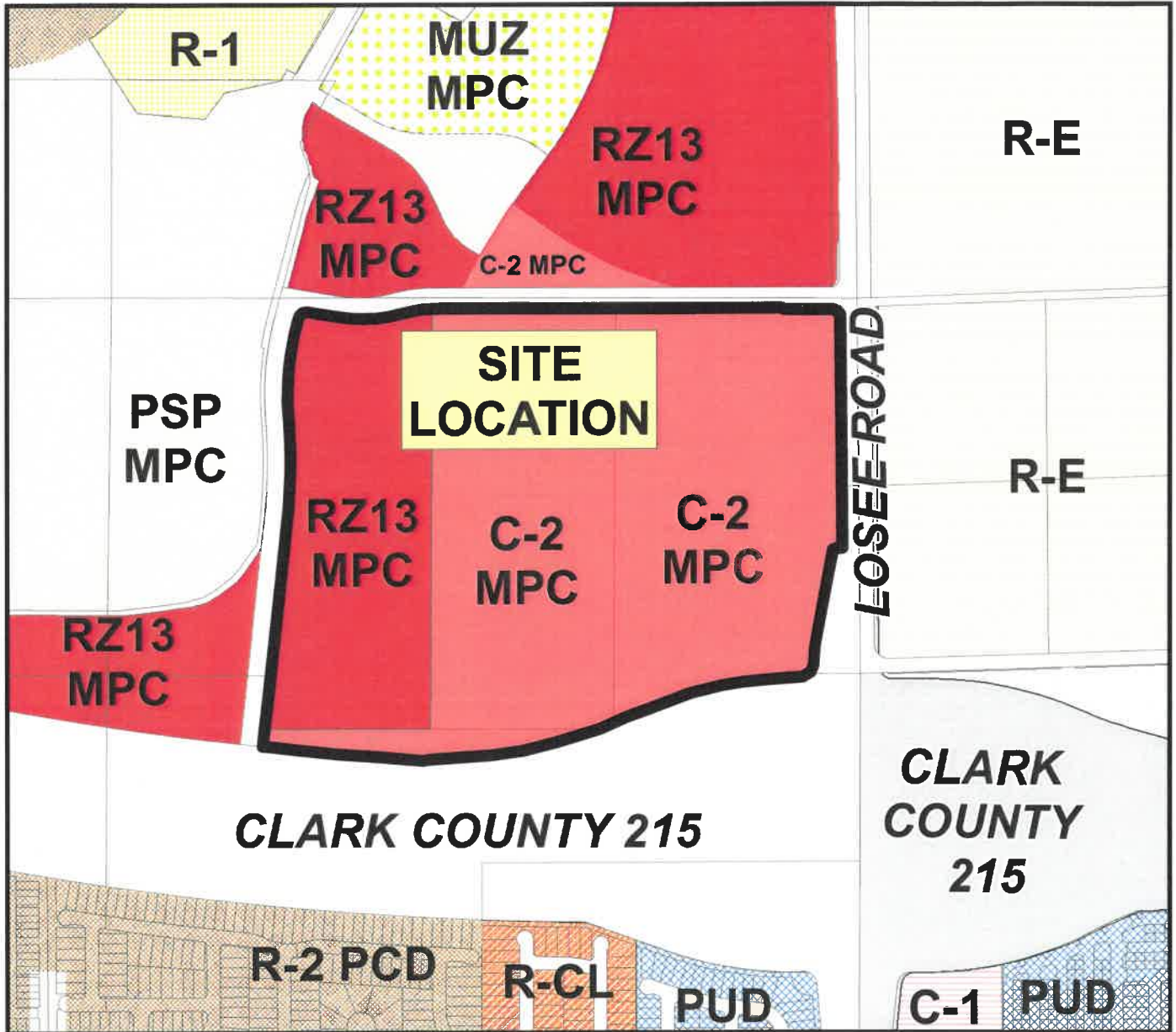
202 PARCEL SUB/SEQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL5 GOV. LOT NUMBER





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: SC SP 3 LLC.
 Application Type: Site Plan Review
 Request: To Allow a Hotel and Casino
 Project Info: Northwest Corner of Clark County 215 and Losee Road
 Case Number: SPR-05-2022

08/23/2022

