

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: FDP-11-2022 **Homewood Suites Craig H8**
Date: August 16, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
4. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
5. Within the landscape buffer along the northern property line, trees shall be planted within five feet of the southern edge of the landscape buffer.
6. Within the Public Utility Easements (including PUE document #: 20111110-0002005), the property owner shall continually maintain all property improvements without limitation, including all landscape improvements and all surface improvements. To the extent the City disturbs the soil for maintenance/repair of the facility, the City shall return the soil to the surface grade, but the City shall not restore the landscape, irrigation and surface improvements, which restoration shall be the responsibility of the property owner.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

FDP-11-2022 **Homewood Suites Craig H8**
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August 16, 2022

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Robert Weible, Land Development Project Leader
Department of Public Works



6675 S Cimarron Rd, Ste 100, Las Vegas, NV 89113
702.363.8060p 702.363.8065f License #62690

July 6, 2022

Land Development and Community Services Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

Re: Homewood Suites Craig H8
4418 Bruce St.
North Las Vegas, NV 89081

Letter of Intent

On behalf of Sun West Commercial LLC, I am requesting review and approval of a Final Development Plan for subject property.

Project Description

The project consists entirely of 3.1 acres (gross) APN 139-02-612-014, and is generally located near the northeast corner of the intersection of East Craig Road and North Bruce Street. The subject site is bounded to the north by existing residential development and to the south, west, and east by existing commercial development, all zoned PUD. The subject site is currently zoned PUD as well.

This proposed development will consist of a 125-room hotel including a swimming pool, and parking lot with 108 total spaces (15 more than the 93 required.) The project will be served by two points of access to the existing internal private drive south of the project site.

The proposed use adheres to the planned land use plan for this parcel. The proposed use will be compatible with the surrounding land uses and zoning. Growth and development factors in the community indicate the need for additional options for accommodation. Street facilities providing access to the property are adequate in size to meet the requirements of the proposed use.

Special Use Permit

The Planning Commission, at its meeting of May 12th 2021 approved SUP-20-2021 Bruce and Craig Hotel (Homewood Suites Craig H8) to allow a Hotel. Approximately 322 feet North of Craig Road and approximately 262 feet East of Bruce Street. (A portion of APN 139-02-612-012), which is now APN 139-02-612-014.

I hope that this letter clearly describes the project and the intent of the proposed development. If you have any question or need any additional information, please feel free to call me at my office at (702) 906-2795.

Thank you,

Ashlie Harper

Ashlie Harper

Project Coordinator

Sun West Custom Homes LLC Lic# 73981

Sun West Commercial LLC Lic# 62690

6675 S Cimarron Rd. Ste 100

Las Vegas, NV 89113

Main: 702-363-8060 ext. 112

Email: ashlie@sunwestcustomhomes.com

133-071-612-003
N L V HOLDINGS
NOT A PART

MAINTAIN ALL EXISTING
DRAINAGE PATTERNS
AND MAINTAIN ALL
PROPERTY PATTERNS
TO EXISTING PATTERNS
TO EXISTING PATTERNS

CONC. SIDEWALK
REPAIRABLE WALL, SEE CIVIL PLAN
OVERLAP OF STRUCTURE
STAINLESS STEEL FINISH
RIN GAS, ELEC. AND WATER
W/REPAIR BENDER BOUNDED EODING

DECORATIVE CONCRETE
PAVED WITH PT. AREA
RIN GAS AND ELEC.
STAINLESS STEEL
W/REPAIR BENDER BOUNDED EODING
DECORATED ROCK IN ALL
PLANTER AREAS TYP

CONC. SIDEWALK

DECORATED ROCK IN ALL
PLANTER AREAS TYP.
MAINTAIN ALL EXISTING
DRAINAGE PATTERNS
AND THE ALL NEW DRAINAGE
TO EXISTING PATTERNS
PROPERTY LINE

133-071-612-012
T H L HOLDINGS LLC
NOT A PART

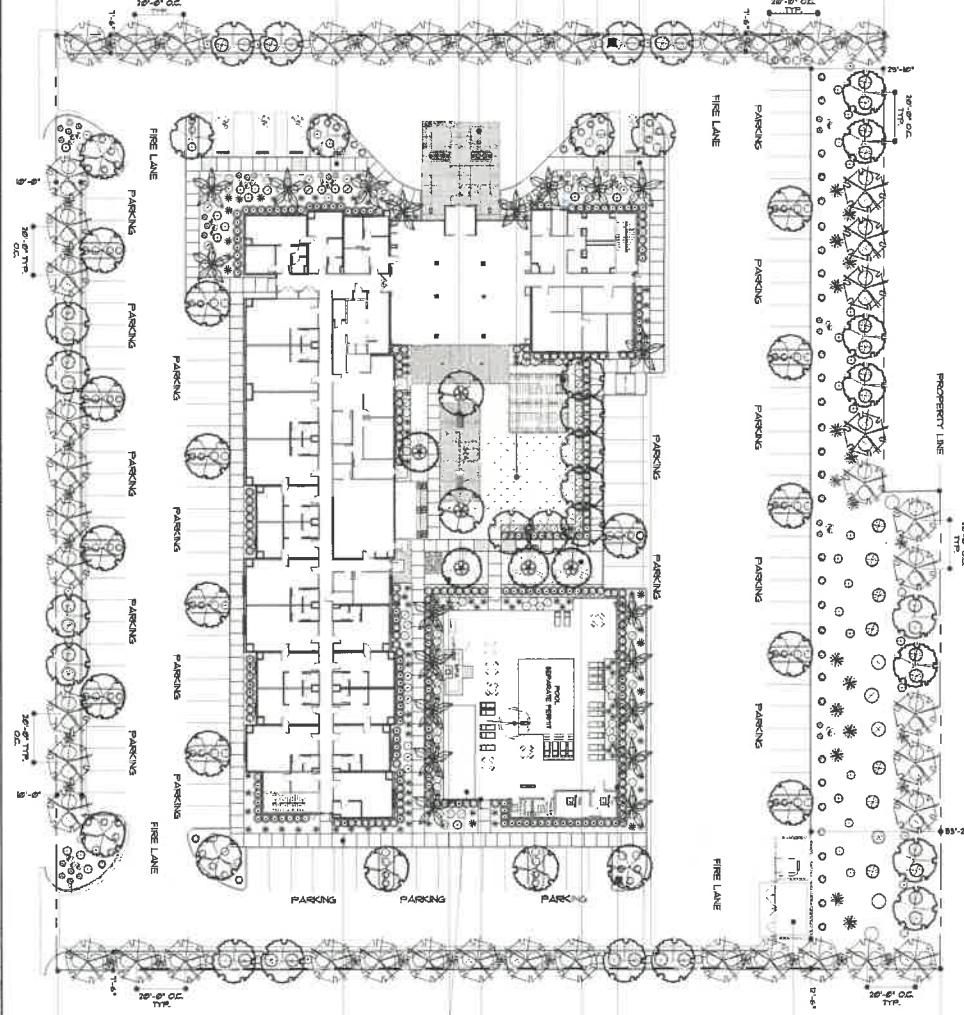
PROPERTY LINE
MAINTAIN ALL EXISTING
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5'-0" PERFORATED WALL, STUCCO
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DECORATED ROCK IN ALL
PLANTER AREAS TYP
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WALL, POOL COVERED GATE
ARTIFICIAL TURF AREA
W/REPAIR BENDER BOUNDED EODING

CONC. SIDEWALK

DECORATED ROCK IN ALL
PLANTER AREAS TYP.
MAINTAIN ALL EXISTING
DRAINAGE PATTERNS
AND THE ALL NEW DRAINAGE
TO EXISTING PATTERNS
PROPERTY LINE



LANDSCAPE PLAN

CRAIG AND BRUCE HOTEL

NORTH LAS VEGAS, NV 89030

REGISTERED LANDSCAPE ARCHITECT
STATE OF NEVADA
133-071-612-012
T H L HOLDINGS LLC
NOT A PART

PLANT SCHEDULE

TREES	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	THICKETS	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	THICKETS	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	THICKETS
1	24	60"	Acacia salicifolia	Showering Acacia (Standard)	None	41	3-6"	Ceanothus americanus	Common Nettle	None	42	3-6"	Phlox paniculata	Phlox	None
2	24	60"	Cordia alliodora	Chocolate Tree	None	43	3-6"	Phlox paniculata	Phlox	None	44	3-6"	Phlox paniculata	Phlox	None
3	24	60"	Ficus religiosa	Fig Tree	None	45	3-6"	Phlox paniculata	Phlox	None	46	3-6"	Phlox paniculata	Phlox	None
4	24	60"	Ficus religiosa	Fig Tree	None	47	3-6"	Phlox paniculata	Phlox	None	48	3-6"	Phlox paniculata	Phlox	None
5	24	60"	Ficus religiosa	Fig Tree	None	49	3-6"	Phlox paniculata	Phlox	None	50	3-6"	Phlox paniculata	Phlox	None
6	24	60"	Ficus religiosa	Fig Tree	None	51	3-6"	Phlox paniculata	Phlox	None	52	3-6"	Phlox paniculata	Phlox	None
7	24	60"	Ficus religiosa	Fig Tree	None	53	3-6"	Phlox paniculata	Phlox	None	54	3-6"	Phlox paniculata	Phlox	None
8	24	60"	Ficus religiosa	Fig Tree	None	55	3-6"	Phlox paniculata	Phlox	None	56	3-6"	Phlox paniculata	Phlox	None
9	24	60"	Ficus religiosa	Fig Tree	None	57	3-6"	Phlox paniculata	Phlox	None	58	3-6"	Phlox paniculata	Phlox	None
10	24	60"	Ficus religiosa	Fig Tree	None	59	3-6"	Phlox paniculata	Phlox	None	60	3-6"	Phlox paniculata	Phlox	None
11	24	60"	Ficus religiosa	Fig Tree	None	61	3-6"	Phlox paniculata	Phlox	None	62	3-6"	Phlox paniculata	Phlox	None
12	24	60"	Ficus religiosa	Fig Tree	None	63	3-6"	Phlox paniculata	Phlox	None	64	3-6"	Phlox paniculata	Phlox	None
13	24	60"	Ficus religiosa	Fig Tree	None	65	3-6"	Phlox paniculata	Phlox	None	66	3-6"	Phlox paniculata	Phlox	None
14	24	60"	Ficus religiosa	Fig Tree	None	67	3-6"	Phlox paniculata	Phlox	None	68	3-6"	Phlox paniculata	Phlox	None
15	24	60"	Ficus religiosa	Fig Tree	None	69	3-6"	Phlox paniculata	Phlox	None	70	3-6"	Phlox paniculata	Phlox	None
16	24	60"	Ficus religiosa	Fig Tree	None	71	3-6"	Phlox paniculata	Phlox	None	72	3-6"	Phlox paniculata	Phlox	None
17	24	60"	Ficus religiosa	Fig Tree	None	73	3-6"	Phlox paniculata	Phlox	None	74	3-6"	Phlox paniculata	Phlox	None
18	24	60"	Ficus religiosa	Fig Tree	None	75	3-6"	Phlox paniculata	Phlox	None	76	3-6"	Phlox paniculata	Phlox	None
19	24	60"	Ficus religiosa	Fig Tree	None	77	3-6"	Phlox paniculata	Phlox	None	78	3-6"	Phlox paniculata	Phlox	None
20	24	60"	Ficus religiosa	Fig Tree	None	79	3-6"	Phlox paniculata	Phlox	None	80	3-6"	Phlox paniculata	Phlox	None

GENERAL PLANTING NOTES:
1. ALL TREES PLANTED SHALL BE 1/2" OR 3/4" OR ALL.
2. ALL TREES PLANTED SHALL BE 1/2" OR 3/4" OR ALL.
3. ALL TREES PLANTED SHALL BE 1/2" OR 3/4" OR ALL.
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20. ALL TREES PLANTED SHALL BE 1/2" OR 3/4" OR ALL.

GROUND COVERS

QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	THICKETS	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	THICKETS
1	1000	1	1	1	1	1	1	1	1
2	1000	2	2	2	2	2	2	2	2
3	1000	3	3	3	3	3	3	3	3
4	1000	4	4	4	4	4	4	4	4
5	1000	5	5	5	5	5	5	5	5
6	1000	6	6	6	6	6	6	6	6
7	1000	7	7	7	7	7	7	7	7
8	1000	8	8	8	8	8	8	8	8
9	1000	9	9	9	9	9	9	9	9
10	1000	10	10	10	10	10	10	10	10

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19. ALL TREES PLANTED SHALL BE 1/2" OR 3/4" OR ALL.
20. ALL TREES PLANTED SHALL BE 1/2" OR 3/4" OR ALL.

REVIEWED BY: HS
DATE: 09/09/22
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.0

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN

PH: (702) 491-7221
1649 N ANNE AVENUE SUITE 100 LAS VEGAS, NV 89105

NOT A PART

THESE ARE CONCEPT AND PROGRESS DRAWINGS SUBJECT TO CHANGE.

**PROPRIETARY INFORMATION
DO NOT DISTRIBUTE WITHOUT
PRIOR HILTON AUTHORIZATION**





EXTERIOR

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EXTERIOR

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 deeds 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/FREE/TYPEN MAP REDUCED FROM 11X17 ORIGINAL.

- MAP LEGEND**
- Parcel Boundary
 - Sub Boundary
 - Road Easement
 - Right of Way PCL
 - Historic Sub Boundary
 - Section Line
 - Tax District Line
 - Condominium Unit
 - Air Space PCL
 - Right of Way PCL
 - Sub-Surface PCL
 - 5 Lot Number
 - 5 Block Number
 - 5 Gov. Lot Number

T20S R61E

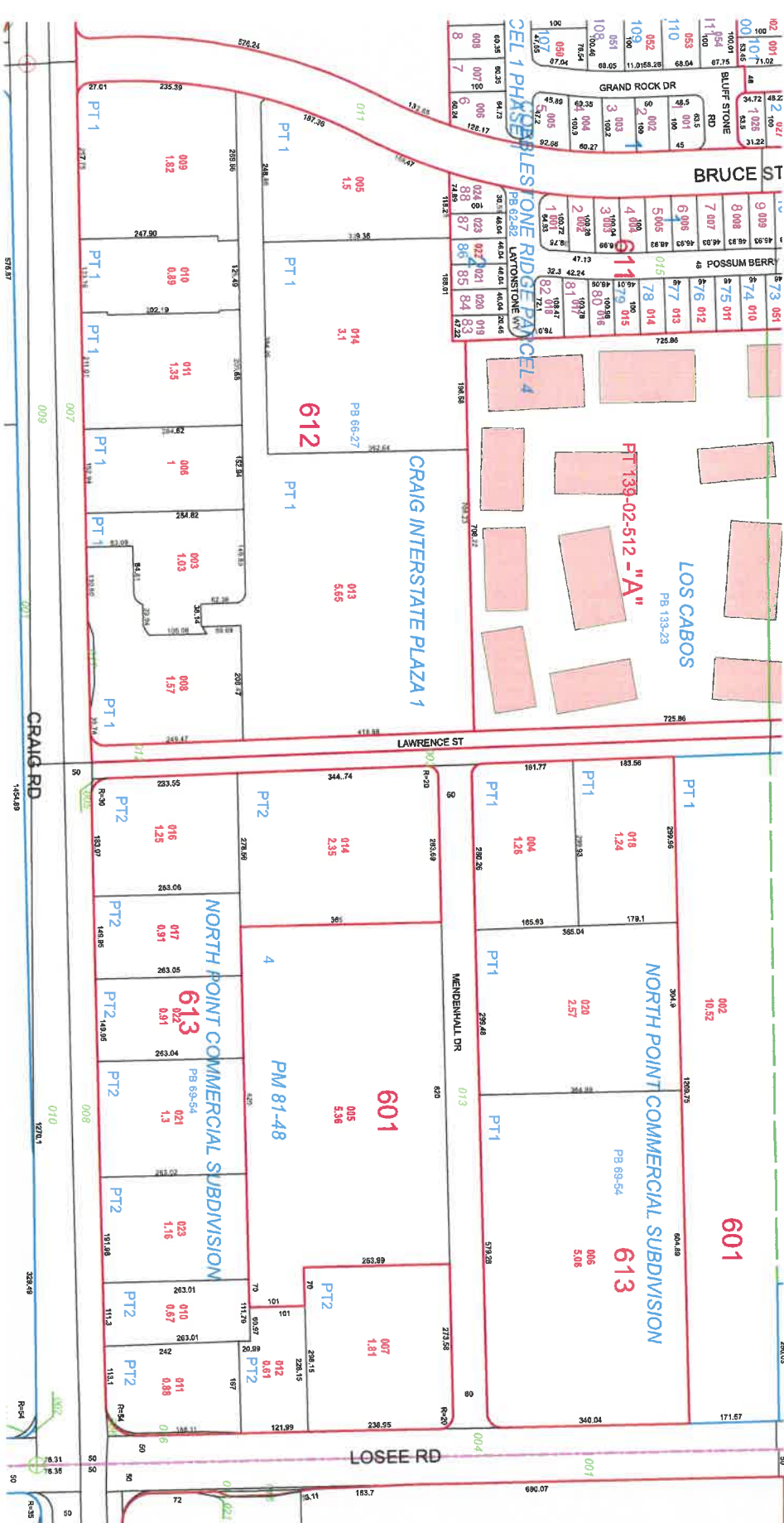
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139-02-6

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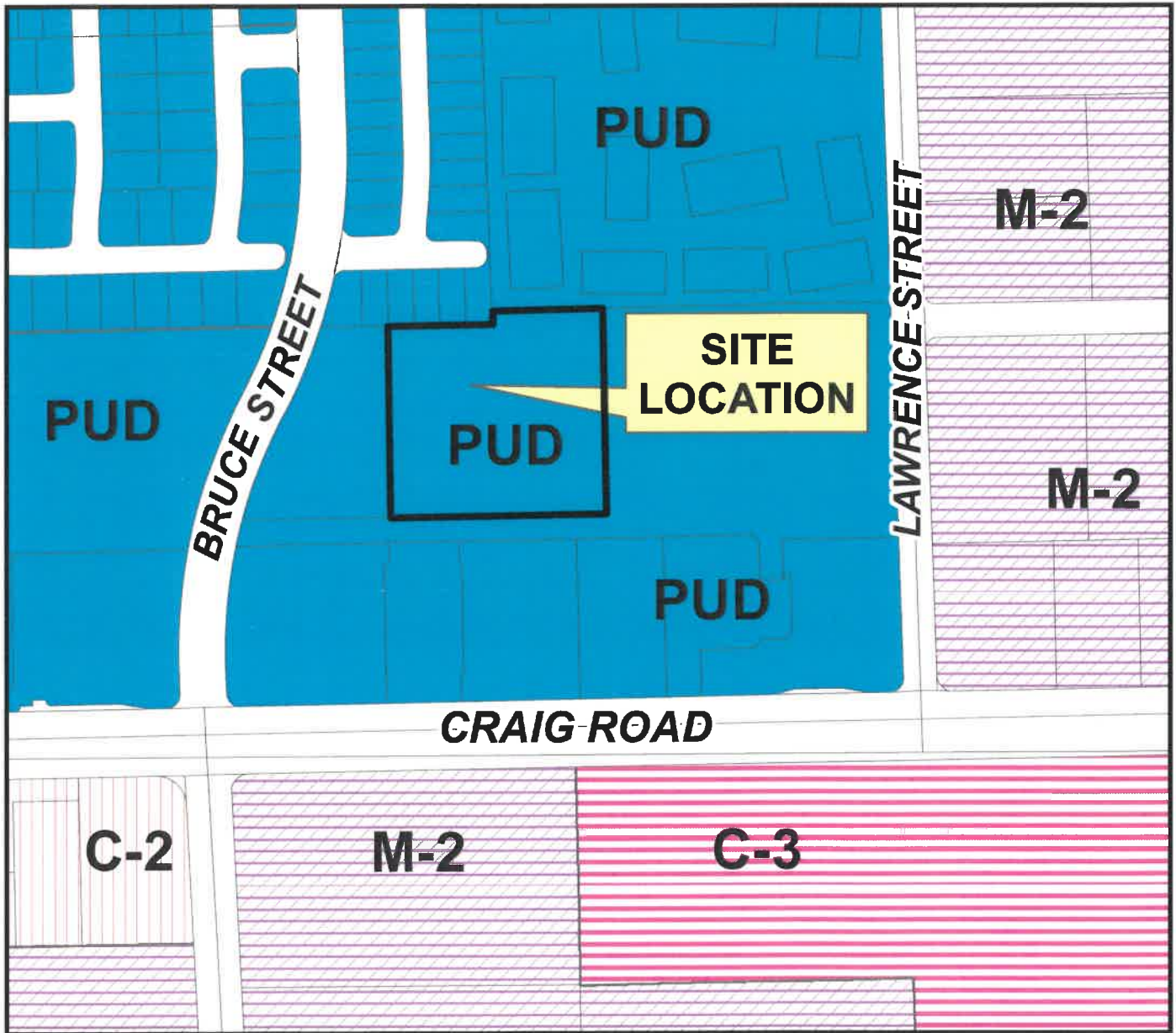


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Sun West Commercial LLC
Application: Final Development Plan
Request: To develop a hotel
Project Info: Generally located 330 feet north of Craig Road
and 250 feet east of Bruce Street
Case Number: FDP-000011-2022

08/18/2022

