

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-20-2021 **Bruce and Craig Hotel**
Date: April 20, 2021

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.

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.

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

REVISED
4/5/2021
SUP-000020-2021

March 26, 2021



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Mr. Robert Eastman
Planning and Zoning Manager
Planning & Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Re.: Bruce and Craig Hotel
Justification Letter for Special Use Permit
APN: portion of 139-02-612-012

Dear Robert,

On behalf of our client, Sun West Custom Homes, we are requesting review and approval of a Special Use Permit for subject property.

Project Description

The project consists entirely of 3.1 acres (gross) on a portion of APN 139-02-612-012, 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, per ZN-17-90.

The 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 maximum building height will be fifty-six feet (56'), which does not exceed the maximum sixty feet (60') that would be allowed in commercial zoning. The project will be served by two points of access to the existing internal private drive south of the project site.

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SUP-000020-2021

Special Use Permit

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.

Please note that a neighborhood meeting is not required for this application, per Robert Eastman.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call me at our office at (702) 586-9296 x127.

Sincerely,



Kathrine Logan
Entitlements Coordinator

REVISED

4/5/2021

SUP-000020-2021

MATERIAL KEY LEGEND

- 1 - Benjamin Moore - Flint AF-560
- 2 - Benjamin Moore - Sparrow AF-720
- 3 - Benjamin Moore - Metropolitan AF-690
- 4 - AZ Stone Ardesia Black



REVISED

4/5/2021

SUP-000020-2021

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EXTERIOR

THESE ARE CONCEPT AND PROGRESS DRAWINGS SUBJECT TO CHANGE.

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

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
- SUB BOUNDARY
- ROAD BOUNDARY
- RIGHT OF WAY PCL
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- LOT NUMBER
- PARCEL NUMBER
- PARCEL SUBSECT NUMBER
- PLAT RECORDING NUMBER
- LOT NUMBER
- LOT NUMBER

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY
NEVADA

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

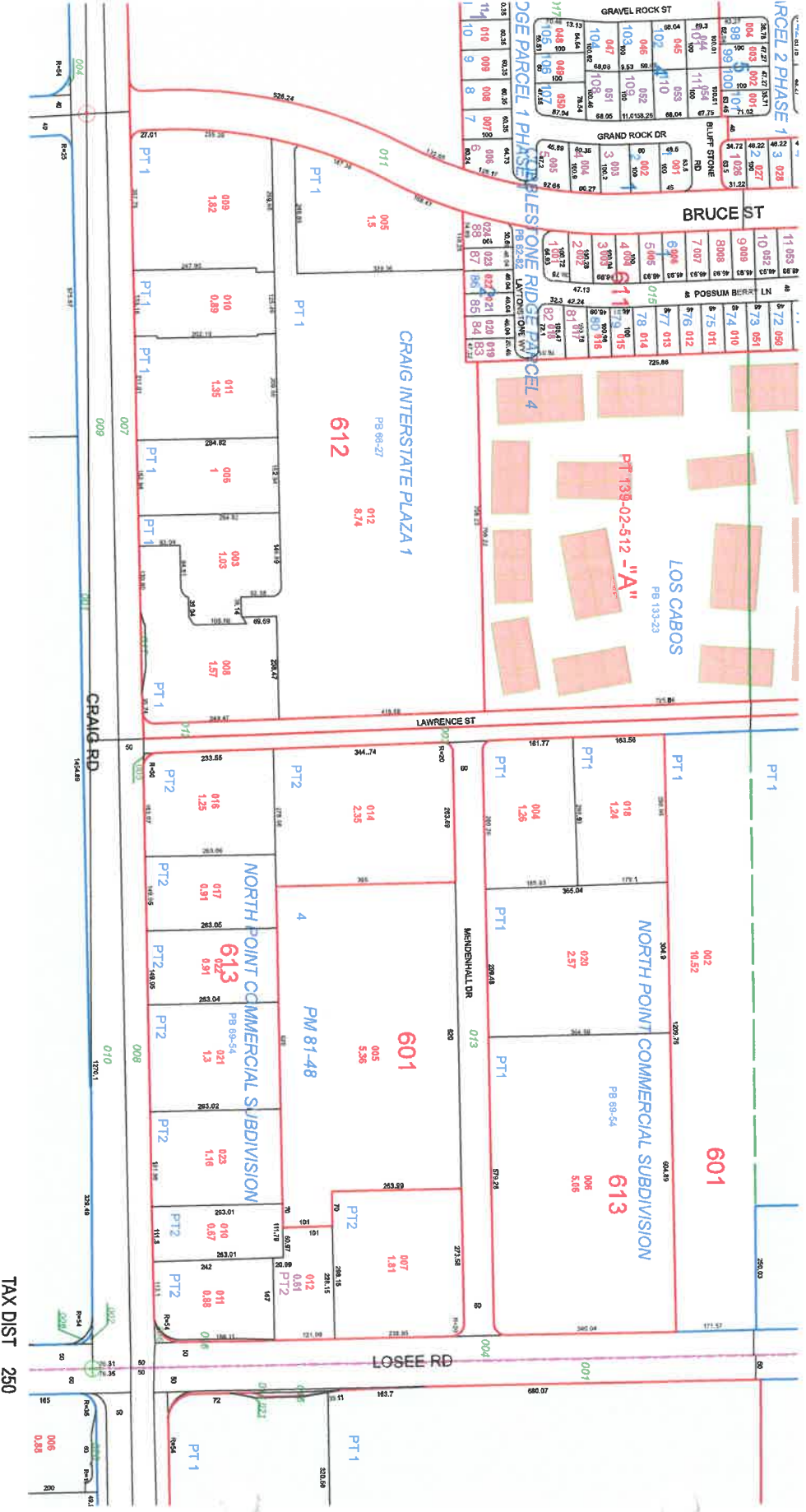
Briana Johnson - Assessor

T20S R61E

2

S 2 NE 4

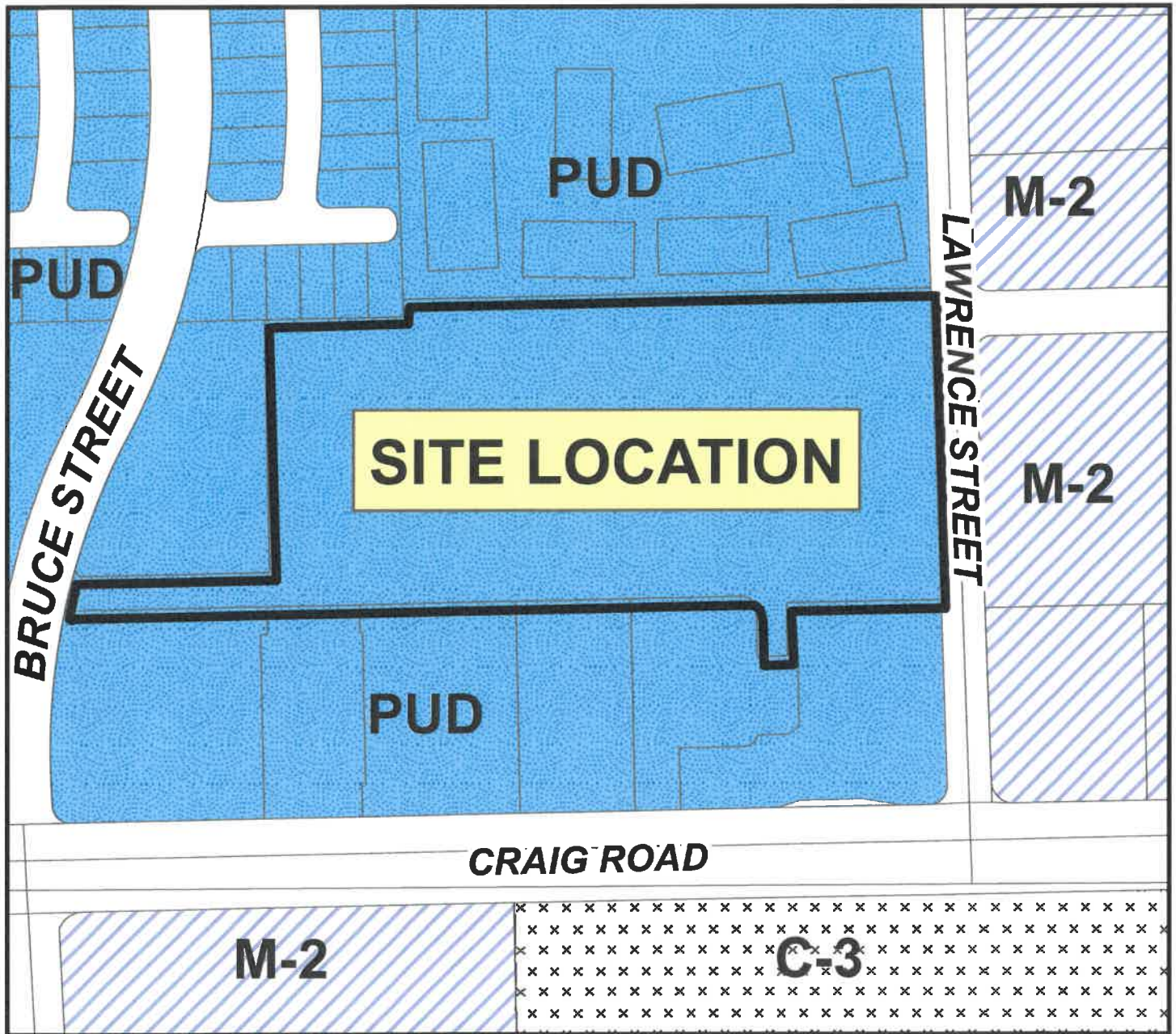
139-02-6





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Sun West Commercial LLC
Application Type: Special Use Permit
Request: To Allow a Hotel
Project Info: Approximately 322 feet north of Craig Road and approximately 262 feet east of Bruce Street
Case Number: SUP-20-2021

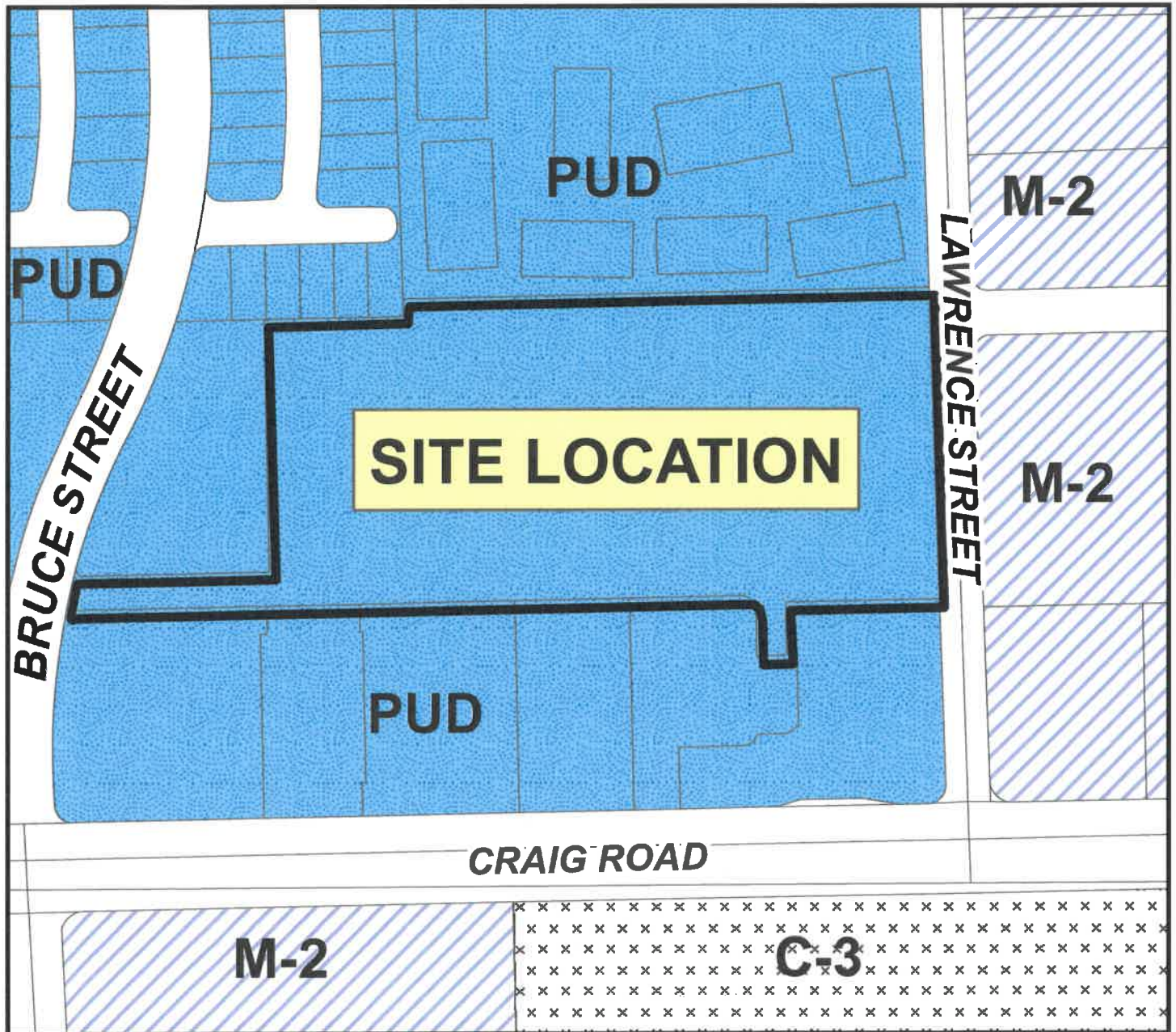
4/20/2021





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4/20/2021

