

REVISED
8/22/2022

August 22, 2022

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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.

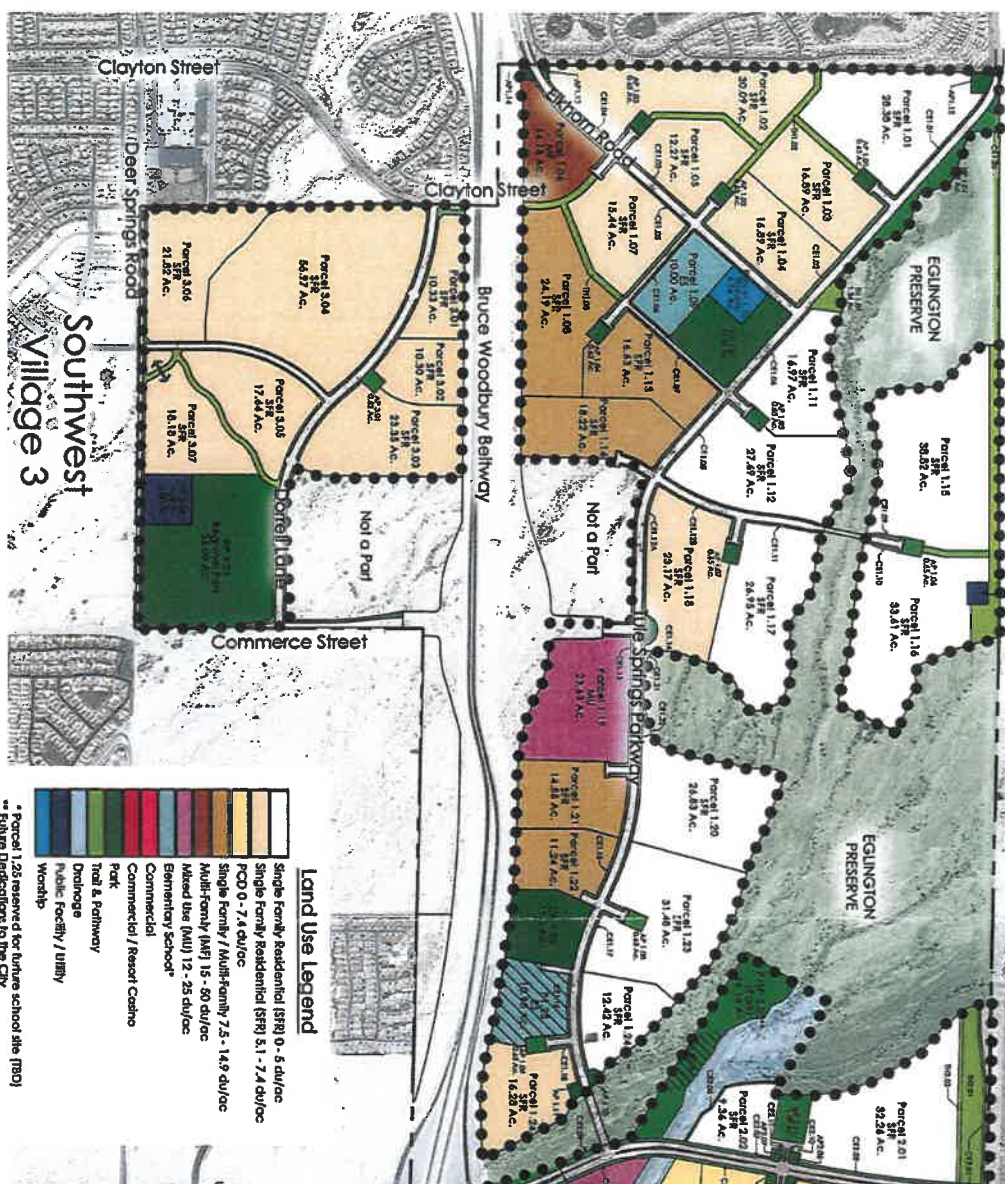
Sincerely,



Rebecca L. Miltenberger
Enclosures

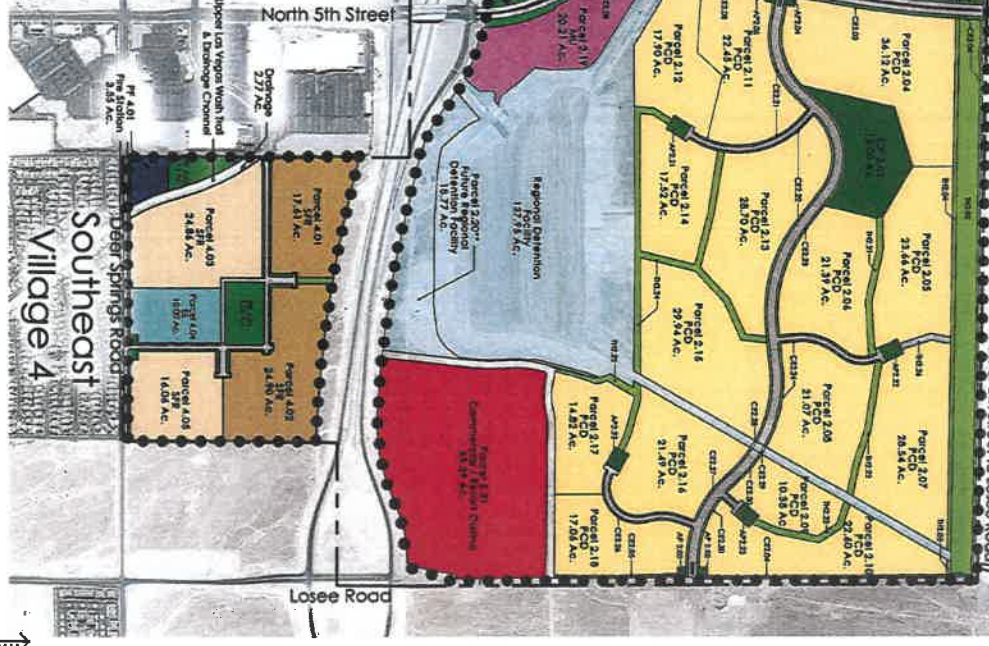
Northwest Village 1

Grand Teton Drive (Dedicated Alignment Only - West of 5th Street)



Northwest Village 2

Grand Teton Drive (Hill Street Constructed East of 5th Street to Losee Road)



Land Use Legend

- Single Family Residential (SFR) 0 - 5 du/oc
 - Single Family Residential (SFR) 5.1 - 7.4 du/oc
 - PCO 0 - 7.4 du/oc
 - Single Family / Multi-Family 7.5 - 14.9 du/oc
 - Multi-Family (MF) 15 - 60 du/oc
 - Mixed Use (MU) 12 - 25 du/oc
 - Elementary School
 - Commercial / Resort Casino
 - Park
 - Trail & Pathway
 - Dodge
 - Public Facility / Utility
 - Worship
- * Parcel 1.26 reserved for future school site (MS)
- ** Future Dedications to the City

Conceptual Land Use Plan
for
The Villages of Tule Springs

August 7, 2018
GREENE PICKETT

KBS
7000 E. Greenway, Suite 100, Greenwood, UT 84004
Phone: 801.224.4400 www.kbs-engineers.com



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 THIS SCALE/FLEET WHEN MAP REDUCED FROM 11X17" ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- MATCH / LEADER LINE
- HISTORIC SUB BOUNDARY
- HISTORIC P/MLD 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 SUBSERIES NUMBER
- PB 24-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- CL5 GOV. LOT NUMBER

BOOK	T19S R61E	S3C	23
100	101	102	11
125	124	123	12
138	139	140	14

MAP	N 2 NE 4
8	4
5	1
6	2
7	3
8	4

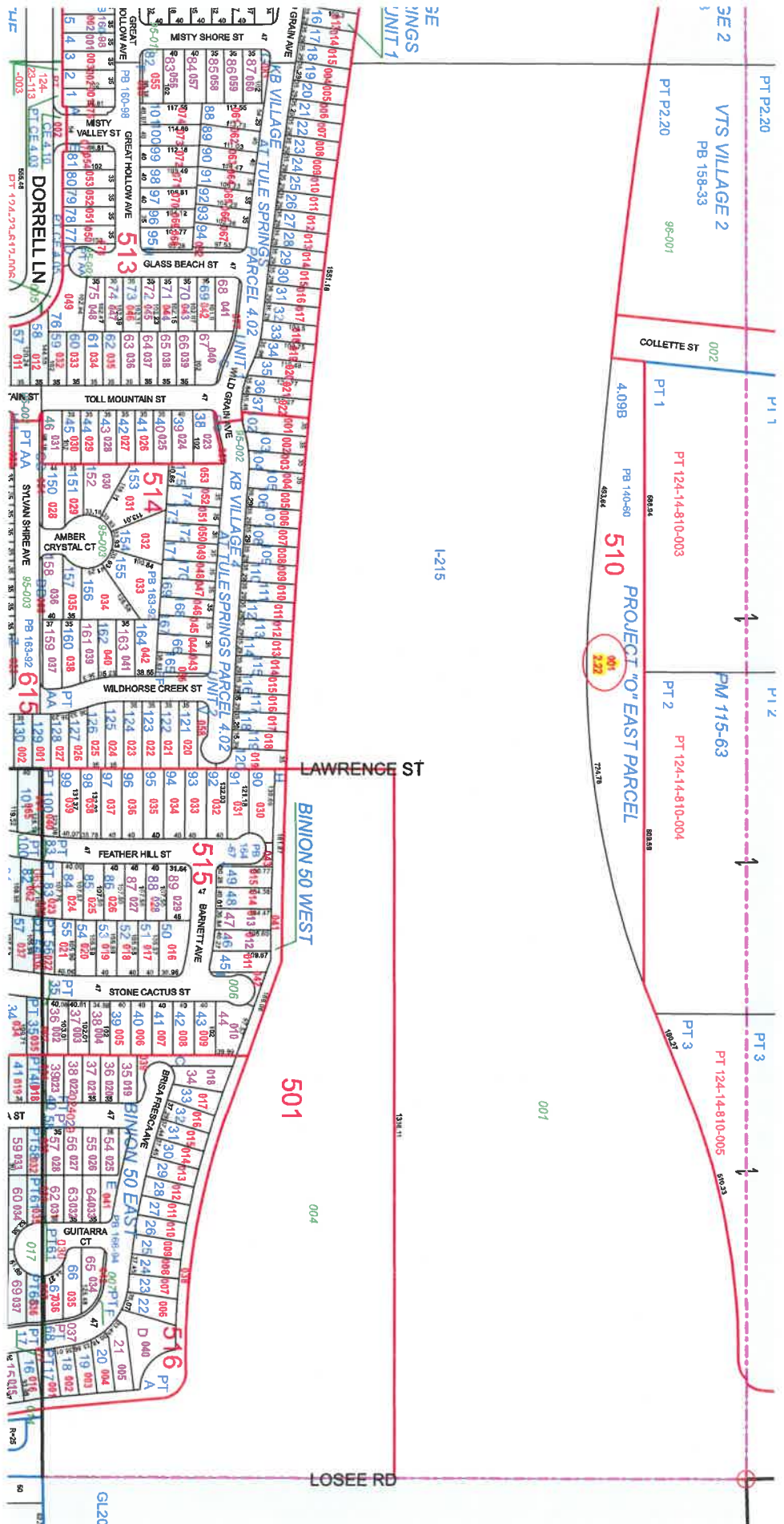
Scale: 1" = 200'

Rev: 7/21/2022



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

124-23-5

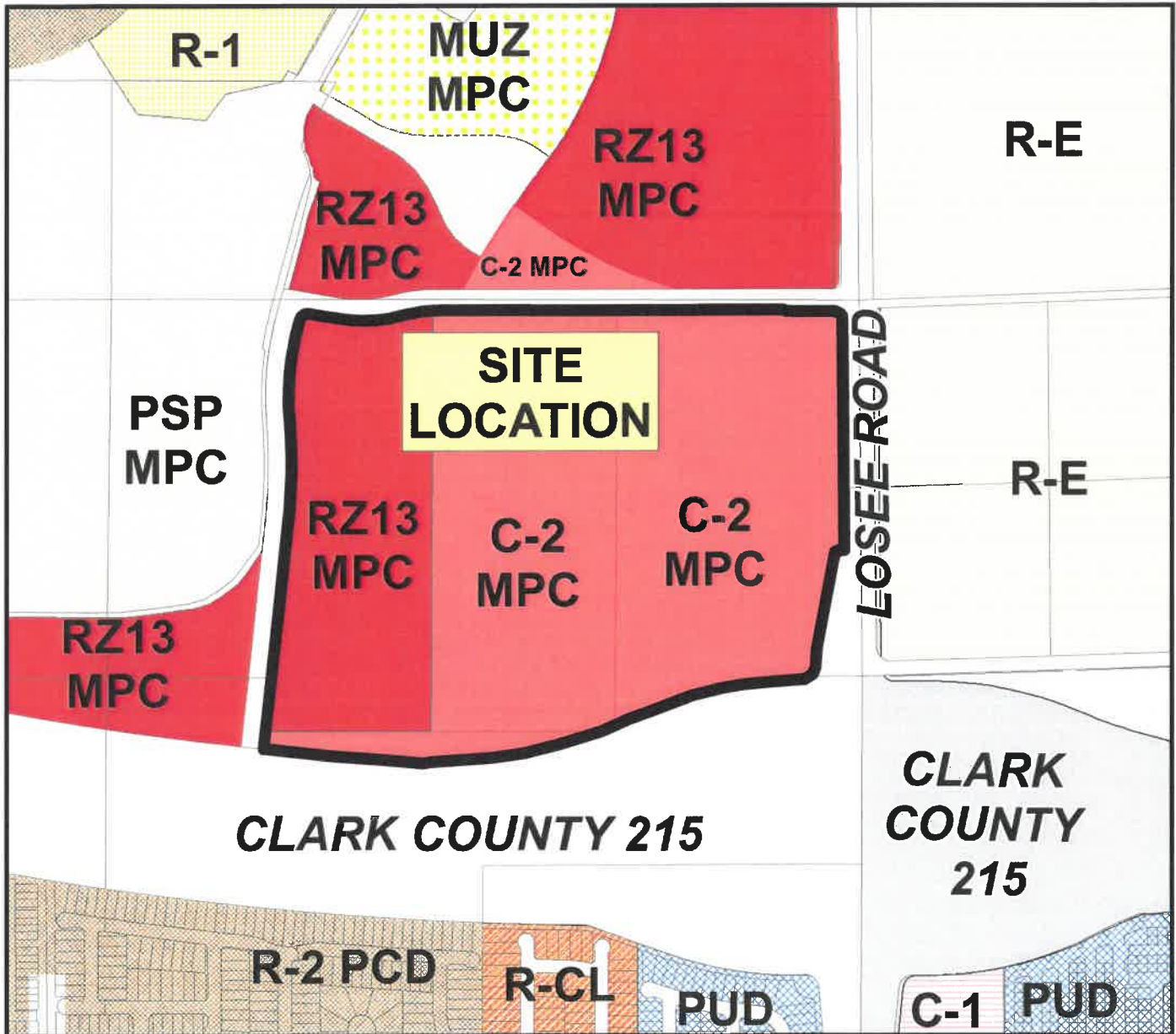


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: SC SP 3 LLC.
Application Type: Property Reclassification
Request: To Allow a Hotel and Casino
Project Info: Northwest Corner of Clark County 215 and Losee Road
Case Number: ZN-22-2022

08/23/2022

