

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Planning and Zoning  
From: Patrick Noble, Fire Protection Specialist  
Subject: SUP 28-2022 | HEALTH AND FITNESS CENTER  
Date: July 26, 2022

1. The proposed use will require an application for a Change of Occupancy for the building/tenant as this building/tenant space was not designed for this occupancy. At a minimum the allowable 8,000SF fitness area will need to be separated by a minimum 1-hour fire-rated construction as required by 2018 International Building Code with CNLV amendments and 2018 International Fire Code with CNLV amendments.
2. Fire Alarm and Fire Sprinkler work will be required when the fitness area is constructed in order to meet requirements of the 2018 International Building Code with CNLV amendments, 2018 International Fire Code with CNLV amendments, and all approved Life Safety Codes.



Patrick Noble, Fire Protection Specialist

LAW OFFICE

*Brown, Brown & Premsrirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563  
FACSIMILE (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

May 2, 2022

City of North Las Vegas Planning and Zoning  
2250 North Las Vegas Boulevard  
North Las Vegas, Nevada 89030

**RE: Request to consider a Special Use Permit for Health and Fitness Center Use.  
4120 East Craig Road 140-06-610-017**

Dear Mr. Eastman:

Pursuant to the adoption of ZOA-01-2022 this firm requests a Special Use Permit to allow a Health and Fitness Center on the subject parcel which is in an M-2 zone.

The health club will operate within an 8,000 SF space in an existing 30,750 square foot building. The location meets Title 17 standards in that it is accessed from a 120-foot street, Craig Road, and is within 500 feet of developed residential. Waivers/Variations are not required.

Proposed hours are 8:00 AM – 7:00 PM Monday through Friday.  
8:00 AM – 2:00 PM Saturday  
9:00 AM – 4:00 PM Sunday

Parking, this area was previously used as in indoor vehicle sales (Yamaha) operation. Per code the previous use was parked at a ratio of one space per 400 square feet. Health clubs, athletic clubs and indoor recreation are parked at a ratio of one space per 300 square feet. This 8,000 square foot portion of the building therefore requires an additional seven spaces. The parking analysis shows there are sufficient standard on-site spaces to accommodate this without requesting a waiver. Also note that there is unconditioned space within the building, accessed by roll up doors, in the building that accommodates overflow parking. In addition to adequate standard parking, it is notable that the neighboring business, Maaco autobody repair, maintains a secure enclosed vehicle storage. Only Maaco employees access this area thereby allowing optional tandem spacing.

I look forward to meeting with you to discuss this matter.

With appreciation,



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut  
(702) 598-1408

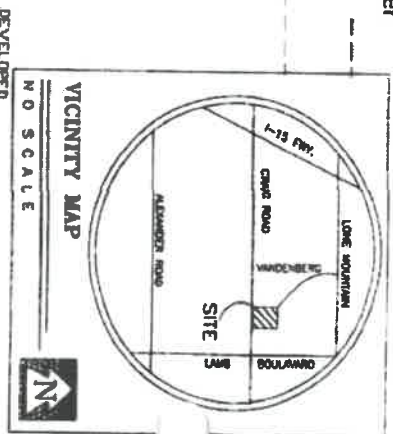
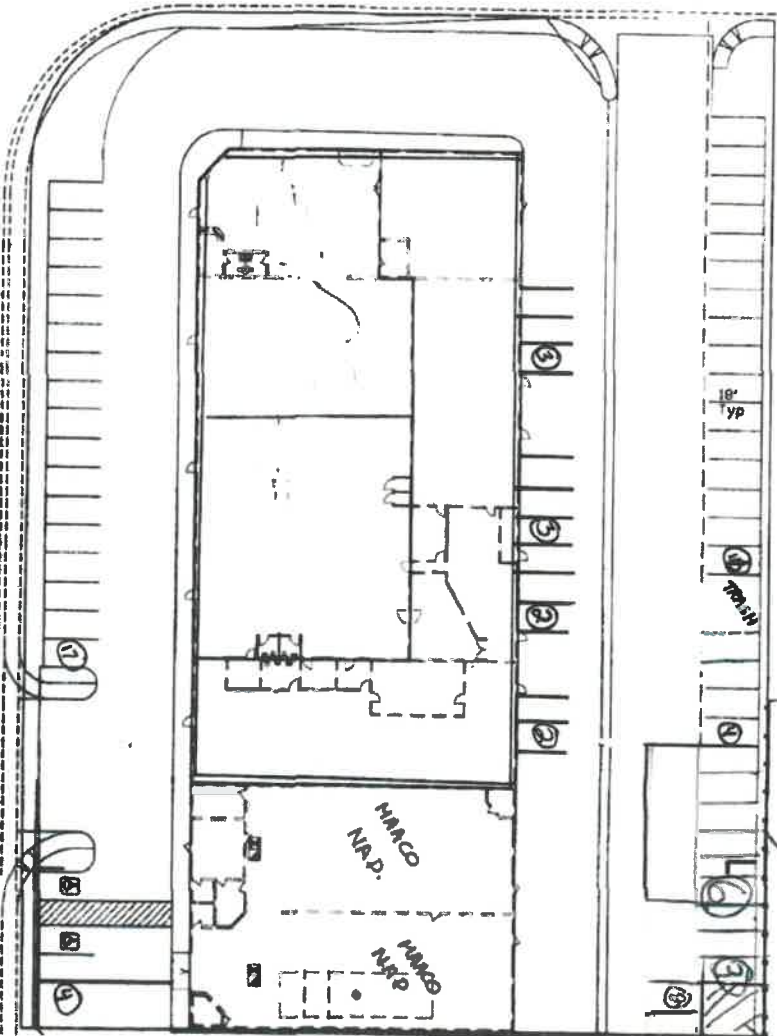
VANDENBERG DR.

CRAIG ROAD

L.A. & S.F. RAILROAD  
EASEMENT

MAACO secure area / tandem

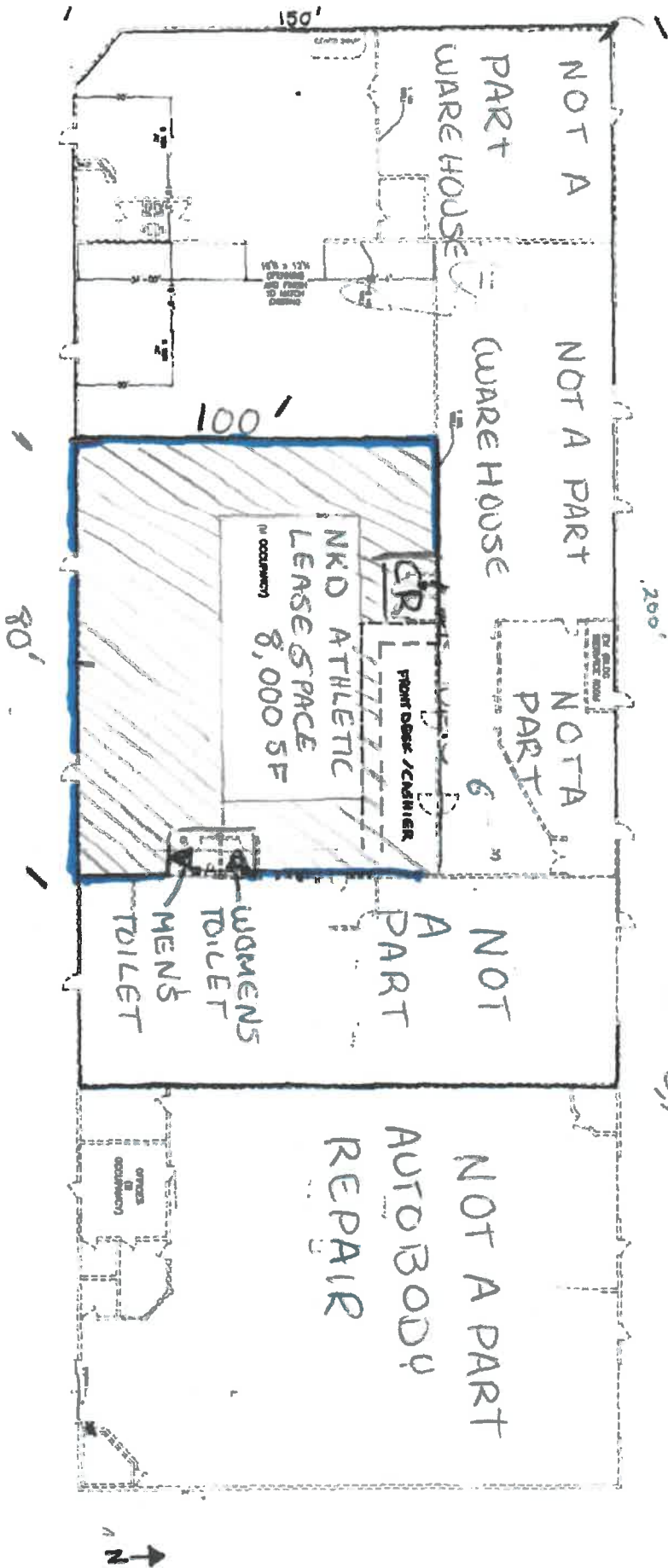
Telecom Tower




SUP Health Center portion of 4120 East Craig Road  
 APN 140-06-610-017  
 ZONE M-2

Parking Analysis  
 Use/Ratio  
 Vehicle Repair 12,000 SF @ 1 space per 500 SF =  
 Athletic Club / Health 8,000 SF @ 1 space per 200 SF =  
 Warehouse 10,750 SF @ 1 space per 1000 SF =

Req'd	Provided
24	60 Standard
27	2 ADA
11	7 Tandem
62	69




 NKD ATHLETICS  
 TOTAL LEASE AREA  
 8,000 SQUARE FEET



4120

NAKED

ATHLETIX

MU DO  
MARTIAL ARTS

SELF  
DEFENSE





4120

**BOXING**





**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: 1" = 200'

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- PAID Boundary
- Road Easement
- March/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PAID Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Road Parcel Number
- Parcel Number
- Parcel Acreage
- Parcel Subarea Number
- Plan Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

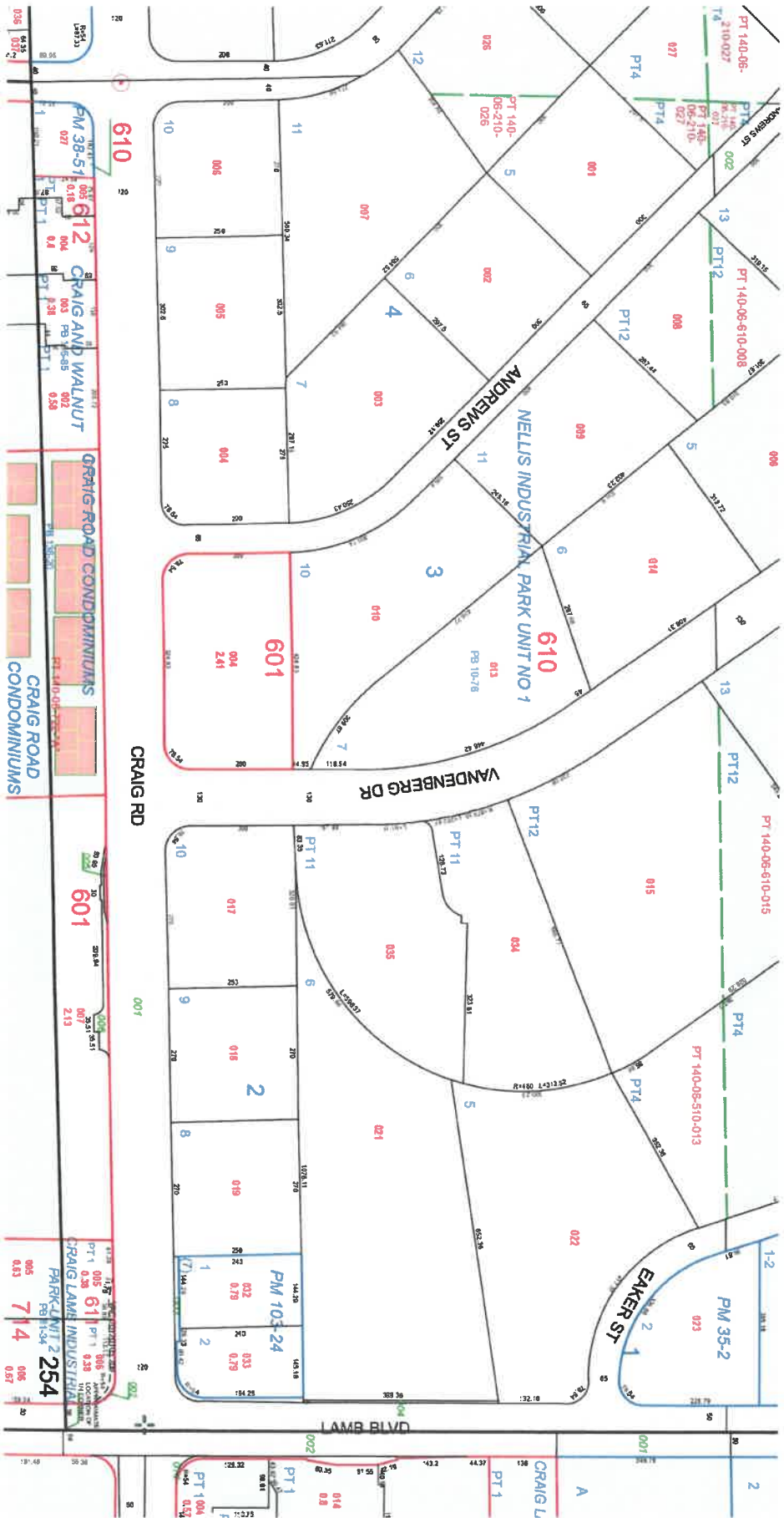
**T205 R62E**

101	102	103
124	123	122
139	140	141
182	181	180

Scale: 1" = 200'

**S 2 NE 4**

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32



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

T205 R62E

6

S 2 NE 4

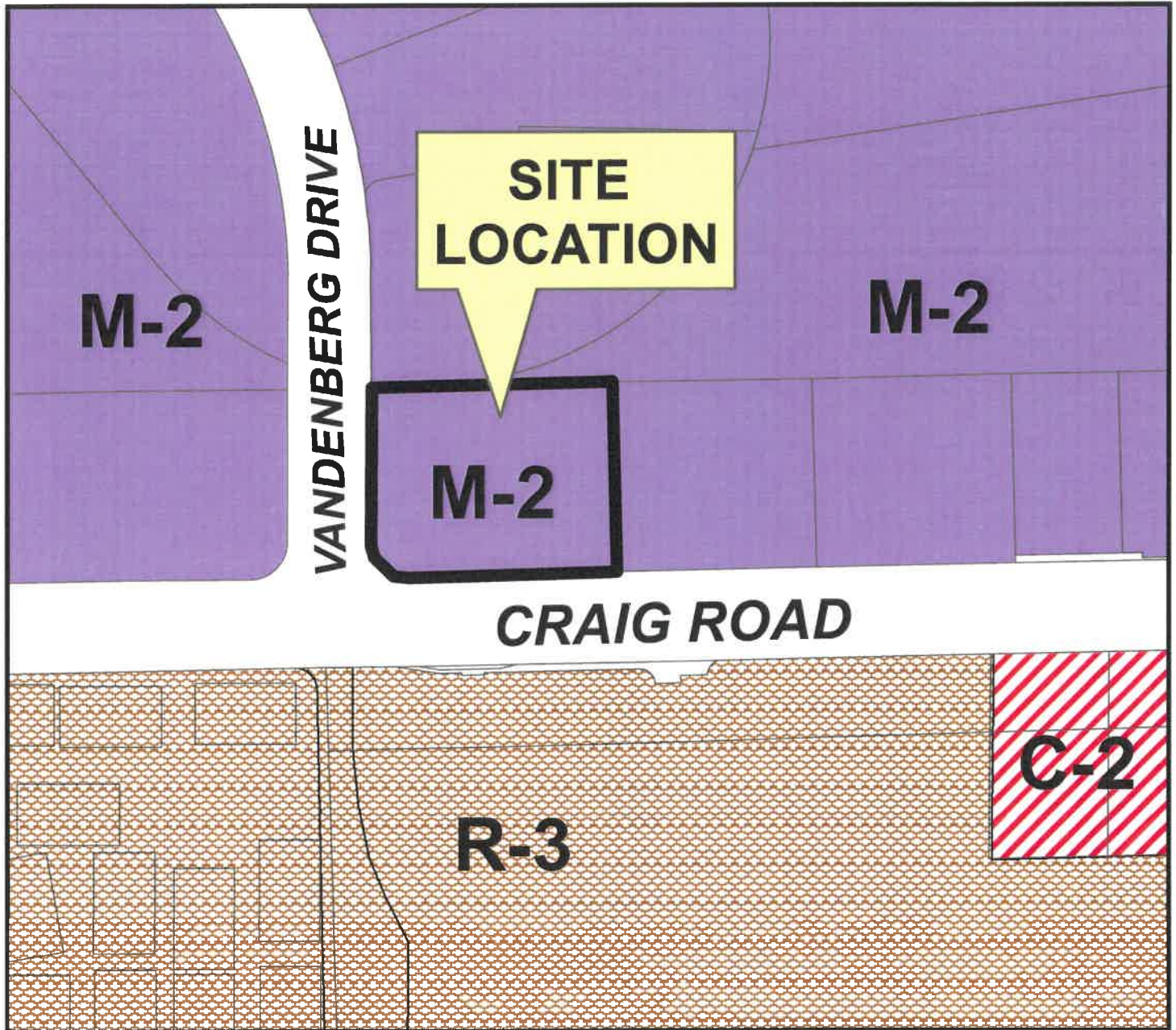
140-06-6

TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Forward Tee, LLC.  
Application Type: Special Use Permit  
Request: To Allow a Health and Fitness Center.  
Project Info: 4120 East Craig Road  
Case Number: SUP-28-2022

7/05/2022

