

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Miranda Cain, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-08-2025 **Holiday Inn Express And Staybridge Suites By IHG**
Date: March 11, 2025

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.
4. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
5. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
7. The applicant is responsible for acquiring any easements needed to construct the project.
8. There are multiple existing easements on the subject parcel that were granted per Final Map Plat Book 166, Page 30. Permanent structures cannot be built within easements.
9. All off-site improvements must be completed prior to final inspection of the first building.

10. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.
11. 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>.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Development & Flood
Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2025.03.11 14:40:05-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS VEGAS OFFICE
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KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

March 6, 2025

VIA ELECTRONIC UPLOAD

COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

***Re: Justification Letter – Special Use Permits to Allow Two Hotel Uses, Two “On-Sale Liquor” Uses, and Tavern (Restricted Gaming) in an M-2 Zoned District
Mosaic Commerce Center – I-15/Belt Road
APN: 123-28-511-003***

To Whom It May Concern:

This firm represents Mosaic Commercial Center (the “Applicant”) in the above referenced matter. The Applicant owns approximately 3.73 acres of property located between the I-15 and Belt Road (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 123-28-511-003. The Site is zoned M-2.

By way of background, immediately west of the Site is a developed industrial/warehouse park. The Site is a remnant portion of the industrial/warehouse park and is undeveloped. Because of the size, only 3.73 acres, and unique triangular shape of the Site, the continuation of developing an industrial/warehouse development is not possible. As a result, the Applicant is proposing to develop two hotels and a tavern (restricted gaming) on the Site.

The Site is accessible from two driveways along Belt Road. In addition, the Site shares cross-access with the industrial/warehouse park to the west. The Applicant is proposing two hotel uses totaling 211 hotel rooms. Each hotel is 5-stories and approximately 54-feet in height. The first hotel, a Staybridge Suites, is located along the west property line. The Staybridge Suites will consist of 108 hotel rooms. The second hotel, a Holiday Inn Express, is located in the center of the Site. The Holiday Inn Express will consist of 103 hotel rooms. The hotel uses will share the pool and other outdoor amenities. Each hotel will offer full “on-sale” liquor. The tavern (restricted gaming) is located near the east property line. The tavern (restricted gaming) is approximately 4,780 SF. The Site meets parking by providing 222 parking spaces where 222 parking spaces are required. The Site also complies with all landscaping and setback requirements.

With special use permit approvals, the proposed uses are allowed in an M-2 zoned district. The following special use permits are appropriate:

- **Use Permit for Each Hotel Use**

With recent industrial/warehouse development in the area and farther north at APEX, more specialized laborers are required to visit the area. The area is devoid of hotels in the area. In addition, the hotel use is appropriate as it is adjacent to the I-15 and does not conflict with any of the surrounding uses.

- **Use Permit for Full “On-Sale” Liquor in Each Hotel**

Each hotel will have an “on-sale” liquor area for its patrons. As demonstrated by the submitted survey, the Site meets all the “on-sale” liquor separation requirements including the required 400-foot separation to schools, daycares, churches, and parks. Therefore, a special use permit is appropriate

- **Tavern (Restrict Gaming)**

There are limited dining options in the area. The proposed tavern (restricted gaming) is a much-needed amenity in the area. As demonstrated by the submitted survey, the Site meets all the tavern (restricted gaming) separation requirements including the required: (1) 1,500-foot separation from schools and daycares, (2) 1,500-foot separation from churches and parks, (3) 2,500-foot separation from another tavern (restricted gaming), and (4) 500-foot separation from developed residential. Therefore, a special use permit is appropriate.

Thank you in advance for your consideration. We look forward to discussing this application with you in more detail at the task force meeting. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

INTERSTATE 15 (NDOT)

ADJACENT
PROPERTY
M-2

1 SITE PLAN

1° = 30' - 0"

HOLIDAY INN EXPRESS & STAYBRIDGE SUITES by IHG

NORTH LAS VEGAS, NV



02/20/2025

VICINITY MAP



SITE SUMMARY

[illegible]

PARKING REQUIRED

USE	REQUIREMENT	SPACES REQUIRED
HOTEL	0.75 PER GUESTROOM (211 GUESTROOMS)	158.3
TAVERN	1 PER 75 SF (4,750 SF)	63.7
TOTAL		222

PARKING PROVIDED

TYPE	COUNT
ON-SITE	
9' X 16' COMPACT PARKING SPACE	22
9' X 16' PARKING SPACE (ACCESSIBLE)	8
9' X 16' PARKING SPACE (TPP) ²	162
	222

SITE AREA CALCULATIONS

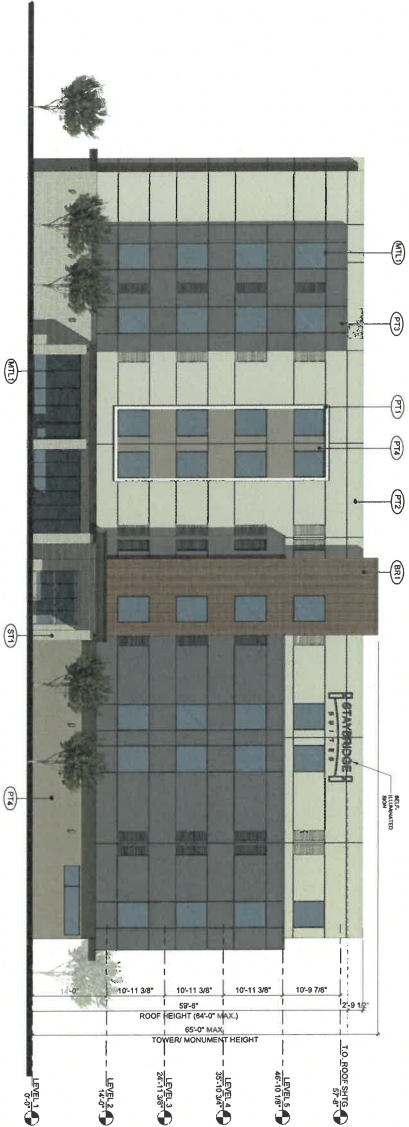
DESCRIPTION	AREA	PERCENTAGE
BUILDING FOOTPRINT (HOLDUP AND INGRESS)	11,940 SF	7.3%
BUILDING FOOTPRINT (PAVING AND DRIVE)	15,036 SF	9.4%
BUILDING FOOTPRINT (TERRACE)	4,780 SF	3.3%
LANDSCAPE (TERRACE)	30,209 SF	19.7%
LANDSCAPE (PAVING)	12,966 SF	8.7%
PERIMETER FENCE	2,658 SF	1.6%



designcell
ARCHITECTURE

DR-1.1
03/06/2025

EXTERIOR FINISH LEGEND			
SYMBOL	ID	DESCRIPTION	DESCRIPTION
(PT1)	EPS - SHERWIN-WILLIAMS - SW 885 DOWER WHITE	(B1)	ROCKWELLER INTERSTATE BRICK - PARK ROCK
(PT2)	EPS - SHERWIN-WILLIAMS - SW 916 OCEANVIEW VEL	(ET1)	ELDONADO STONE - OCEAN FLOOR - LEDGECUT 33
(PT3)	EPS - SHERWIN-WILLIAMS - SW R23 GRAYS HARBOR	(MT1)	ANODIZED ALUMINUM - TROSPERONT GRILLS, DOOR & WINDOW FRAMES - DARK BRONZE
(PT4)	EPS - SHERWIN-WILLIAMS - SW 911 FELTED WOOL		



NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

STAYBRIDGE SUITES BY IHG

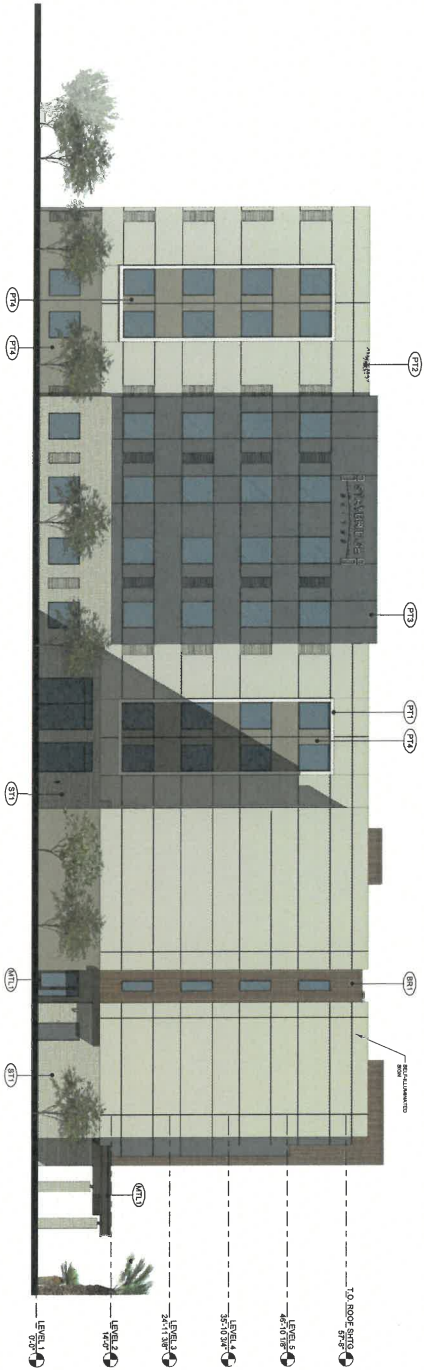
NORTH LAS VEGAS

EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	(FT1)	SPR. : SHERWIN-WILLIAMS - SW 655 DOVER WHITE		(R1)	BRICK - INTER. INTERESTIVE BRICK - PARK ROSE
	(FT2)	SPR. : SHERWIN-WILLIAMS - SW 9165 OCEANFRONT TAN		(FT3)	EL DORADO STONE - OCEANFRONT STONE - (1800007) 3
	(FT3)	SPR. : SHERWIN-WILLIAMS - SW 6238 DAVIS HARBOR		(MT1)	ANODIZED ALUMINUM - STOREFRONT CABLE, DOOR & WINDOW FRAMES - DARK BRONZE
	(FT4)	SPR. : SHERWIN-WILLIAMS - SW 9171 FILTERED WOOL			



SOUTH ELEVATION

Scale = 1/8"



EAST ELEVATION

Scale = 1/8"

STAYBRIDGE SUITES BY IHG

NORTH LAS VEGAS

NORTH LAS VEGAS

$$3/32'' = 1'-0''$$


QUESTROOM SCHEDULE	
QUESTROOM TYPE	COIN
10000 B&T	200
10000 B&T DELUXE	100
STAYROOM 11	50
STAYROOM 12	50
STAYROOM 13	50
STAYROOM 14	50
STAYROOM 15	50
STAYROOM 16	50
STAYROOM 17	50
STAYROOM 18	50
STAYROOM 19	50
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STAYROOM 154	50
STAYROOM 155	50



GUESTROOM SCHEDULE			
GUESTROOM TYPE	COUNT	%	
1BD RM BK1	20	15%	
EXTENDED KING DELUXE	4	4%	
STUDIO K1+	5	5%	
STUDIO K1	3	3%	
STUDIO Q2 ACC. (ROLL-IN)	1	1%	
STUDIO Q2	2	2%	
STUDIO Q3	2	2%	
STUDIO Q2 ACC. (ROLL-IN)	1	1%	
STUDIO Q3 ACC. (ROLL-IN)	1	1%	
TOTAL GUESTROOMS	108	2%	

ACTUAL BUILDING AREA (GROSS)		
LEVEL	AREA	
LEVEL 1	30,200 SF	
LEVEL 2	15,844 SF	
LEVEL 3	15,844 SF	
LEVEL 4	15,844 SF	
LEVEL 5	15,489 SF	
TOTAL AREA	83,209 SF	

2 FLOOR PLAN - LEVEL TYP.
3/32" = 1'-0"

STAYBRIDGE SUITES BY IHG
NORTH LAS VEGAS



GUESTROOM SCHEDULE

GUESTROOM TYPE			
ROOM	COUNT	%	
STUDIO 20 ROOMS			
STUDIO 20	20	15%	
STUDIO 15 ROOMS			
STUDIO 15	52	40%	
STUDIO 10 ROOMS			
STUDIO 10	5	4%	
STUDIO 5 ROOMS			
STUDIO 5	1	1%	
STUDIO 3 ROOMS			
STUDIO 3	4	3%	
STUDIO 2 ROOMS			
STUDIO 2	2	2%	
STUDIO 1 ROOMS			
STUDIO 1	1	1%	
TOTAL GUEST ROOMS:			
	158		

ACTUAL BUILDING AREA (GROSS)

LEVEL	AREA
GROUND LEVEL	15,511 SF
LEVEL 1	14,879 SF
LEVEL 2	14,879 SF
LEVEL 3	14,879 SF
TOTAL AREA	50,148 SF

2 FLOOR PLAN - LEVEL 1

3/32" = 1'-0"

STAYBRIDGE SUITES BY IHG

NORTH LAS VEGAS

FLOOR PLAN - LEVEL 1



GUESTROOM SCHEDULE		
GUESTROOM TYPE	COUNT	%
VIBRANT B&T	4	1%
ENTERTAINED W/NO BELLEVUE	4	1%
STUDIO IN K	4	1%
STUDIO K+	5	1%
STUDIO IN AOC	52	46%
STUDIO IN AOC (POLY-AM)	3	3%
STUDIO IN AOC	3	3%
STUDIO IN AOC	2	2%
STUDIO IN AOC	1	1%
STUDIO IN AOC	16	15%
STUDIO IN AOC	19	17%
STUDIO IN AOC	2	2%
STUDIO IN AOC (POLY-AM)	1	1%
STUDIO IN AOC	2	2%
TOTAL GUESTROOMS:	108	

ACTUAL BUILDING AREA (GROSS)

LEVEL	AREA
GROUND LEVEL	
LEVEL 2	15,517 SF
LEVEL 3	17,062 SF
LEVEL 4	15,875 SF
LEVEL 5	15,875 SF
TOTAL AREA	80,203 SF

Digitally
signed by
Eric Rietz
DN:
Rietz
0810

R=1500'
SEPARATION FROM
LIKE USES

R=400'
SEPARATION FROM
SCHOOLS & DAYCARE
CHURCHES & PARKS

HOTEL
ENTRANCE

LEGEND

- PROPOSED HOTEL FOOTPRINT
- PROPOSED HOTEL ENTRANCE
- PROPOSED PARKING LOT
- PROPOSED HIGHWAY (I-15)
- PROPOSED STREET
- PROPOSED RAILROAD
- PROPOSED AIRPORT
- PROPOSED INDUSTRIAL ZONE
- PROPOSED RESIDENTIAL ZONE
- PROPOSED COMMERCIAL ZONE
- PROPOSED RECREATION ZONE
- PROPOSED ENVIRONMENTAL ZONE

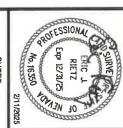
SCALE

0 100 200 300 400 500 600 700 800 900 1000 FEET

TITLE

HOTEL SITE
HOTEL ENTRANCE

SHEET
EX
1 of 1
SHEETS



DATE:	2/11/2025
DRAFTER:	CS
CHECKED:	EJR
SCALE:	1"=250'

MOSAIC COMMERCIAL CENTER
CITY OF NORTH LAS VEGAS, NEVADA
APN:123-28-511-003



**RIETZ
CONSULTING INC.**
3203 E. WARM SPRINGS RD., #400
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

[illegible]

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.



Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
PARCEL BOUNDARY	AIR SPACE POL	001 ROAD PARCEL NUMBER
PALMD BOUNDARY	RIGHT OF WAY POL	1.00 ACRES
MATCH / LEADER LINE	SUB-SURFACE POL	202 PARCEL SUBSEG NUMBER
HISTORIC LOT LINE		PG 24-15 PLAT RECORDING NUMBER
HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
HISTORIC PALMD BOUNDARY		5 LOT NUMBER
SECTION LINE		CG 5 GOV. LOT NUMBER

BOOK
T19S R62E

101	102	103
124	123	122
139	140	141

Scale: 1" = 200'

SEC.	28
Rev: 8/29/2023	

MAP		N2NE4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



123-28-5

100

200

MOSAIC COMMERCE CENTER

PB 166-33

002
34.35

511

8.73

$$\frac{250}{254}$$

TROPICAL INDUSTRIAL PARK

PB 165-76

510

3

PT 1

PT 123-28-610-002

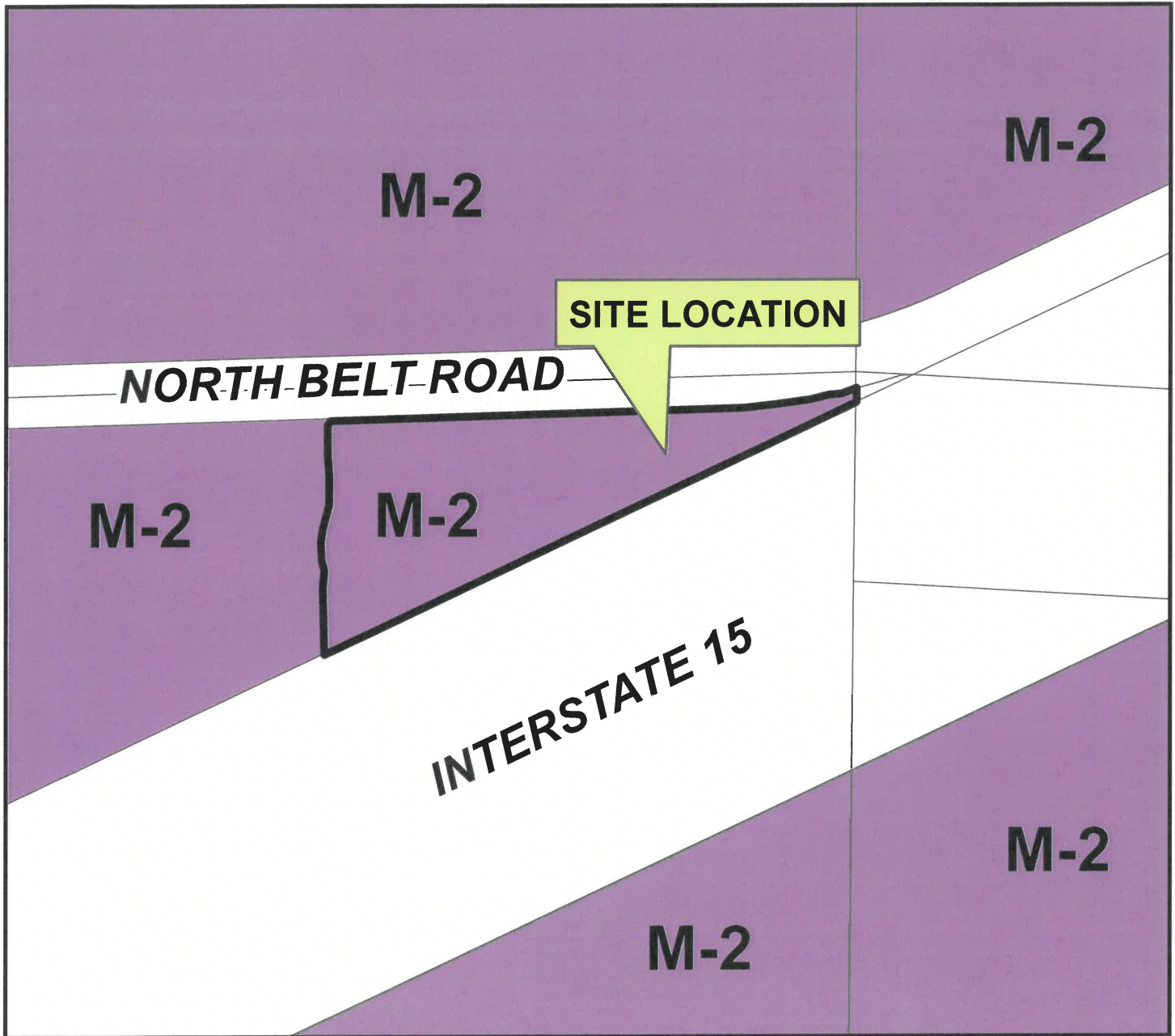
TAX DIST 254,250

STATE 16
004



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Mosaic Commerce Center
Application Type: Special Use Permit
Request: To Allow a Full "On-Sale" Liquor License in Conjunction with a Proposed Hotel
Project Info: On North Belt Road Approximately 3,200 feet east
of the intersection of Tropical Parkway and North Belt Road
Case Number: SUP-08-2025

03/04/2025

