

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-40-2022 EOT **Losee Station Resort & Casino**
Date: December 11, 2024

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

The Department of Public Works has reviewed the application and has no objection to the requested extension of time, subject to the original conditions of approval in SUP-40-2022.

Jimmy Love
Digitally signed by Jimmy Love
DN: cn=US, e=jlove@cityofnorthlasvegas.com,
o=City of North Las Vegas, ou=Development &
Flood Control, cn=Jimmy Love
Reason: I am the author of this document
Date: 2024.12.11 10:55:28-08'00'

Jimmy Love, Land Major Project Coordinator
Department of Public Works

November 14, 2022

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

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: Letter of Intent for Extensions of Time for SUP-40-2022

Dear Mr. Eastman:

Our office represents NP Tule Springs LLC, a Nevada limited liability company (the "Applicant") in connection with the applications included herewith for an extension of time of previously approved entitlements bearing application number SUP-40-2022 (the "Existing Entitlements"). The Applicant owns the real property bearing 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"), which is located in Village 2 of the Villages at Tule Springs and subject to the Second Amended and Restated Development Agreement for the Villages at Tule Springs (the "ARDA").

On November 16, 2022, the North Las Vegas City Council approved the Existing Entitlements (along with related companion items) with a condition that the development approved by the Existing Entitlements commence construction within two (2) years of such approval date. As of the date hereof, the Applicant continues to work with the Master Developer (as defined in the ARDA) to bring utilities and other necessary infrastructure to the Property and surrounding land located in Village 2. Completion of such infrastructure is a condition precedent to the Applicant being able to proceed with the proposed development. Pursuant to the Master Developer's current phasing plan, it is anticipated that such infrastructure may be completed as early as December 31, 2026, but could extend until December 31, 2028. Moreover, the surrounding residential development in Village 2 will commence in phases with the last phase estimated to commence construction in 2030. Accordingly, the Applicant respectfully requests an extension of time for the Existing Entitlements.

Robert Eastman
November 14, 2024
Page 2

As of the date hereof, there are no modifications or revisions to the approved site plan or the proposed development. If you require any additional information, please do not hesitate to contact me.

Sincerely,

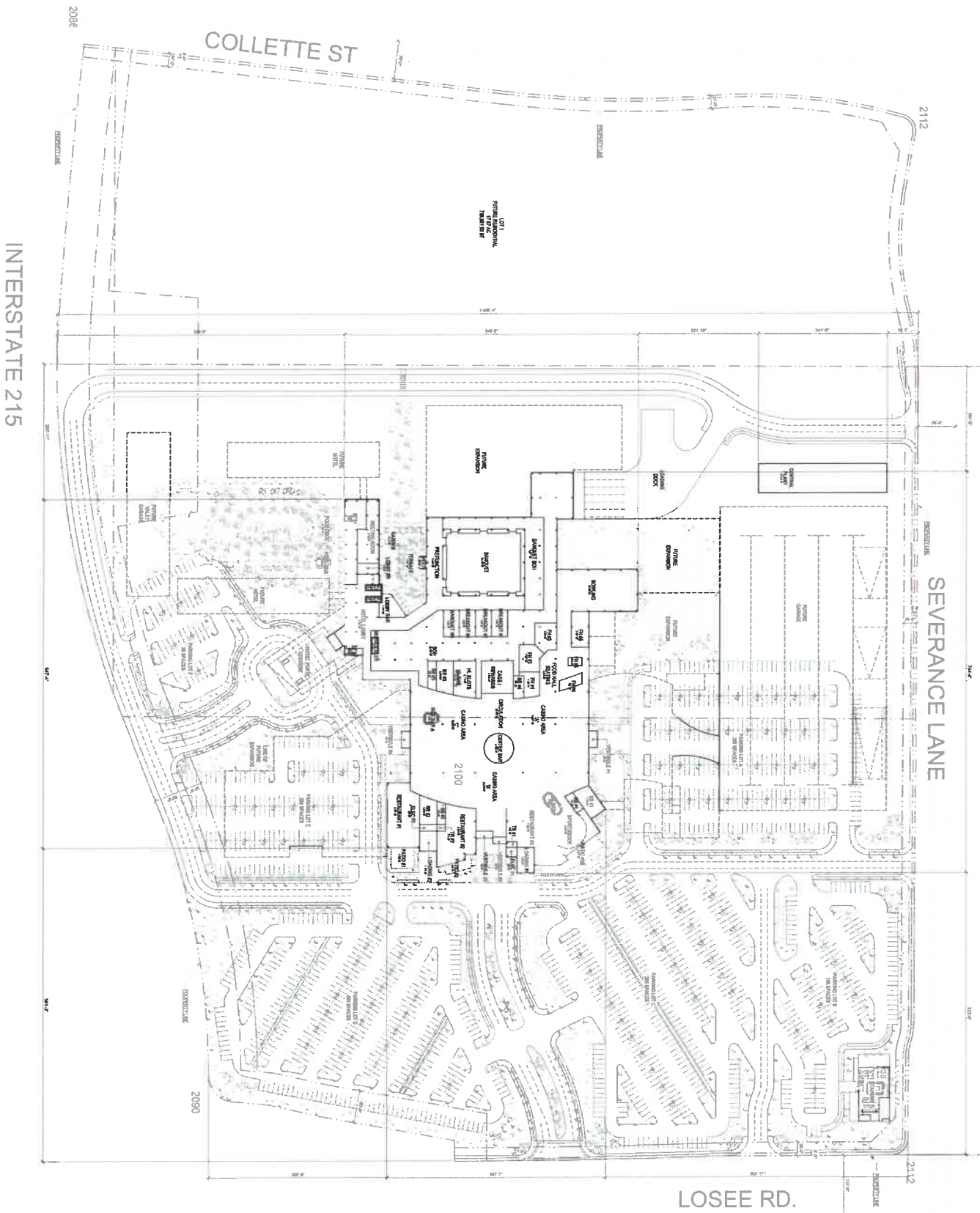
A handwritten signature in blue ink, appearing to read "Rebecca L. Miltenberger". The signature is written in a cursive style with a long horizontal flourish at the end.

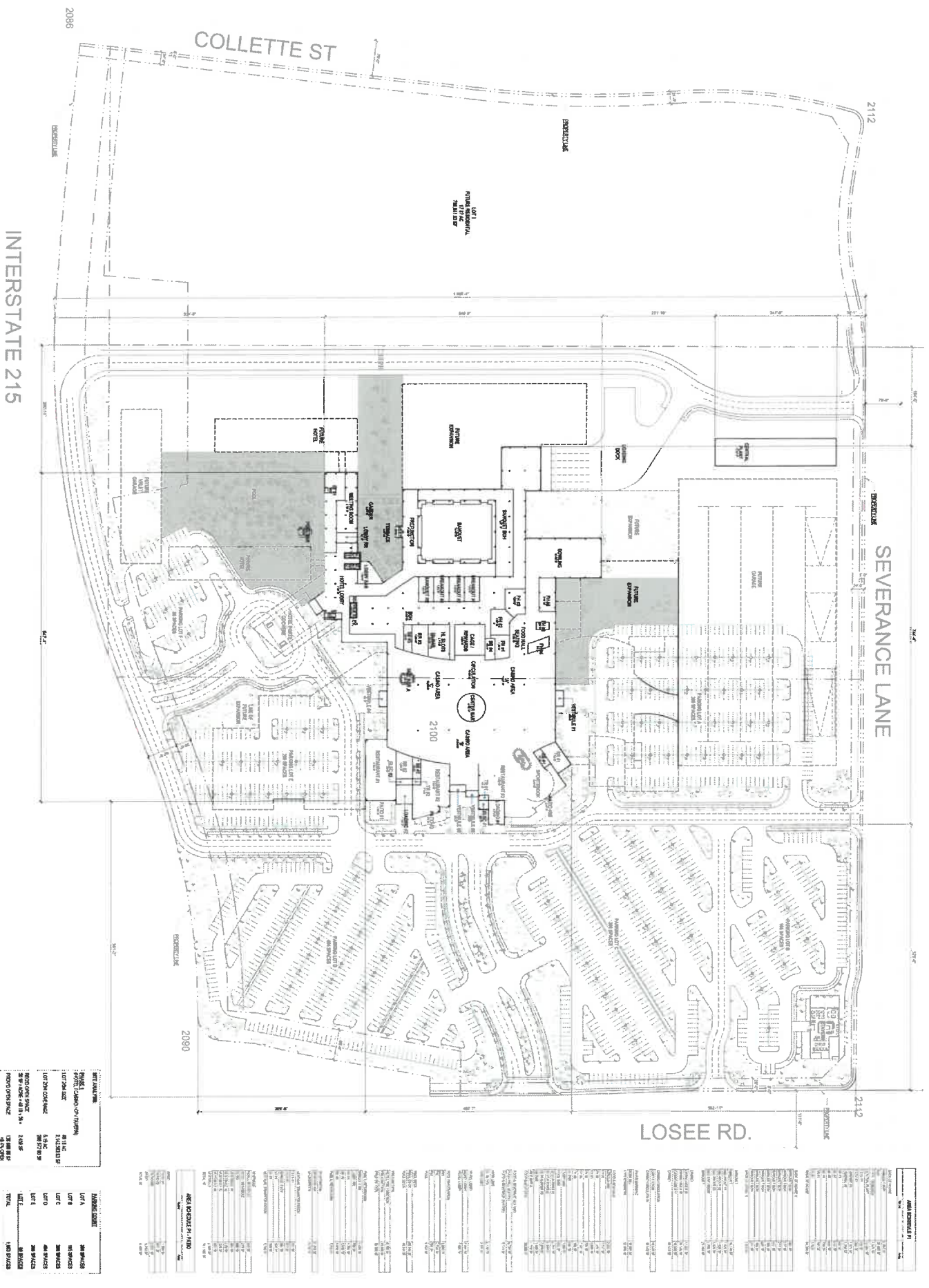
Rebecca L. Miltenberger



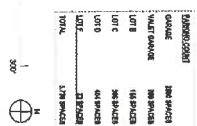


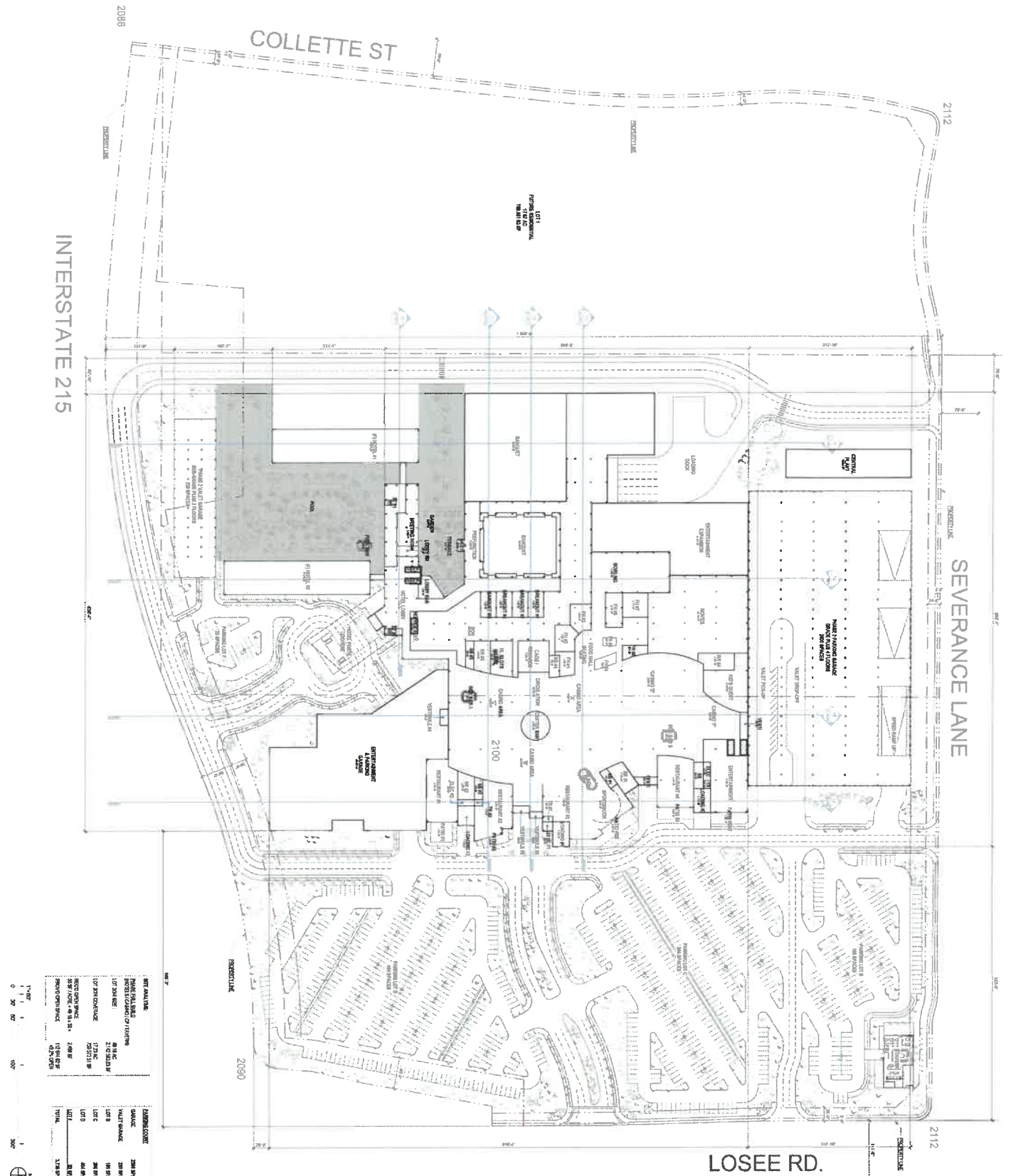


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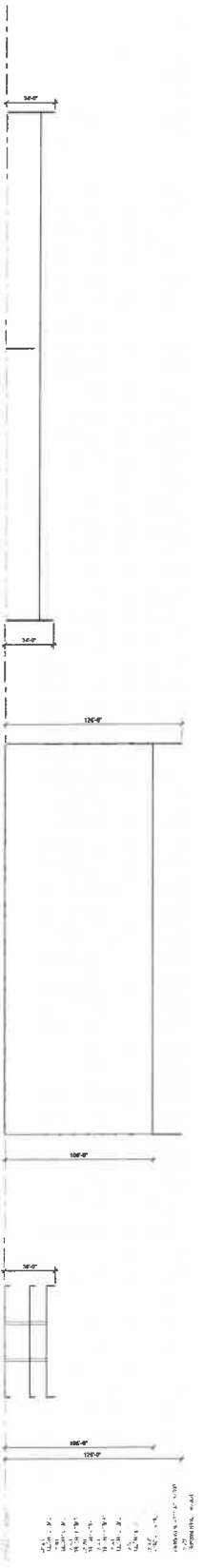




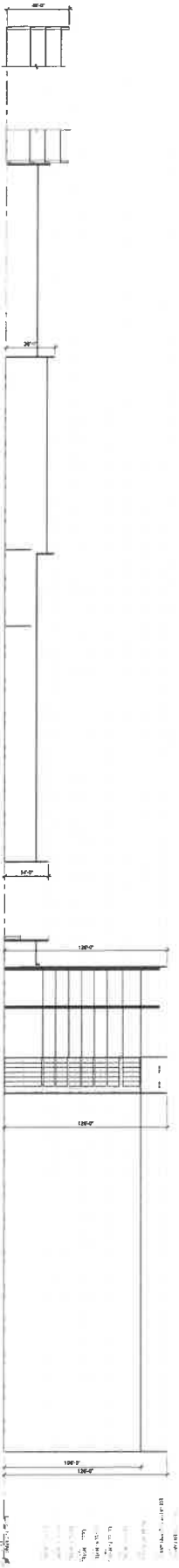
JVE
ARCHITECTURE



NO.	DESCRIPTION	UNIT	AREA	PERCENTAGE	TOTAL
1	LOBBY	100	100	100	100
2	ENTERTAINMENT	200	200	200	200
3	RESTAURANT	300	300	300	300
4	BAR	400	400	400	400
5	CLOSET AREA	500	500	500	500
6	VALET STATION	600	600	600	600
7	PARKING LOT	700	700	700	700
8	PARKING LOT	800	800	800	800
9	PARKING LOT	900	900	900	900
10	PARKING LOT	1000	1000	1000	1000
11	PARKING LOT	1100	1100	1100	1100
12	PARKING LOT	1200	1200	1200	1200
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99	PARKING LOT	9900	9900	9900	9900
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1A BUILDING CROSS SECTION 01
SCALE: 1"=20'-0"



1C BUILDING CROSS SECTION 02
SCALE: 1"=20'-0"

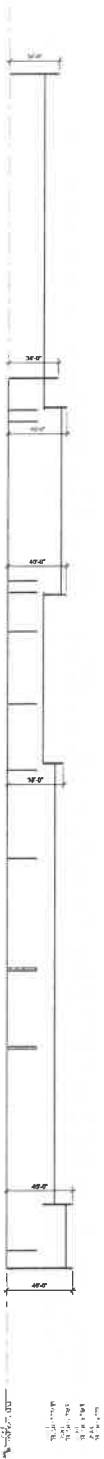


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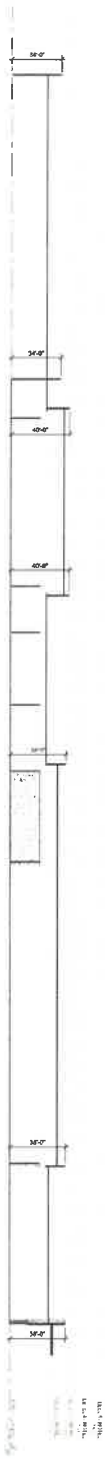


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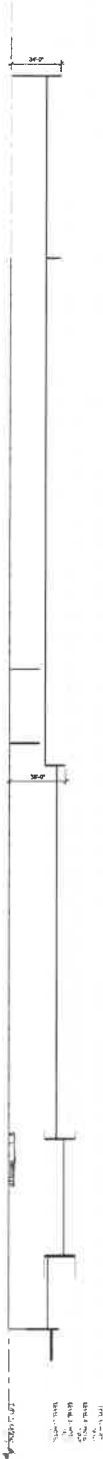




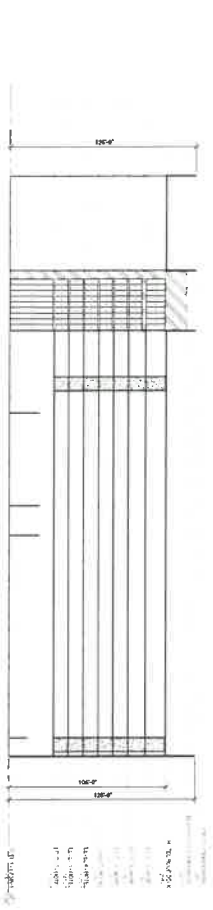
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SCALE 1"=30'-0"



1C BUILDING CROSS SECTION 06
SCALE 1"=30'-0"

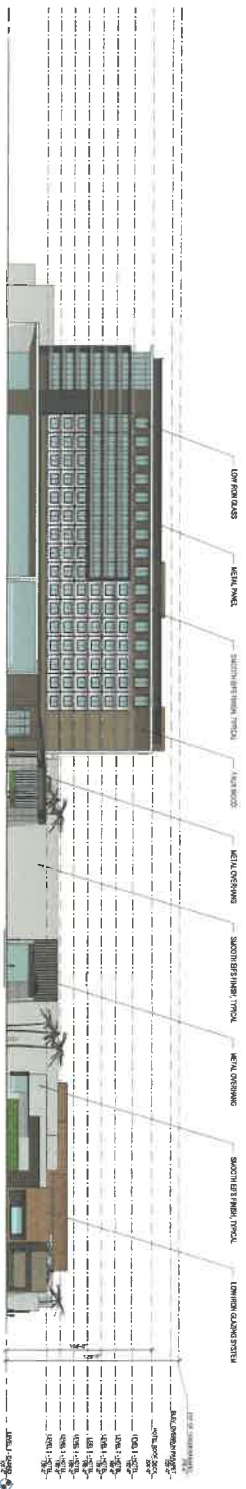


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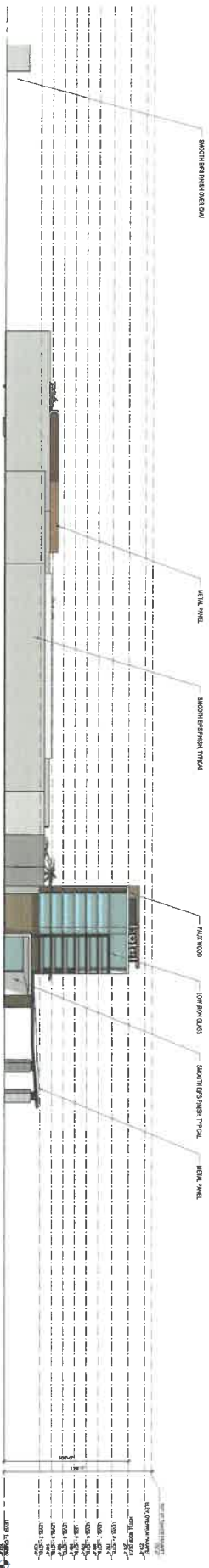
1F HOTEL CROSS SECTION 01
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1A OVERALL SOUTH CASINO EXTERIOR ELEVATION - PH 1

SCALE: 1/8" = 1'-0"

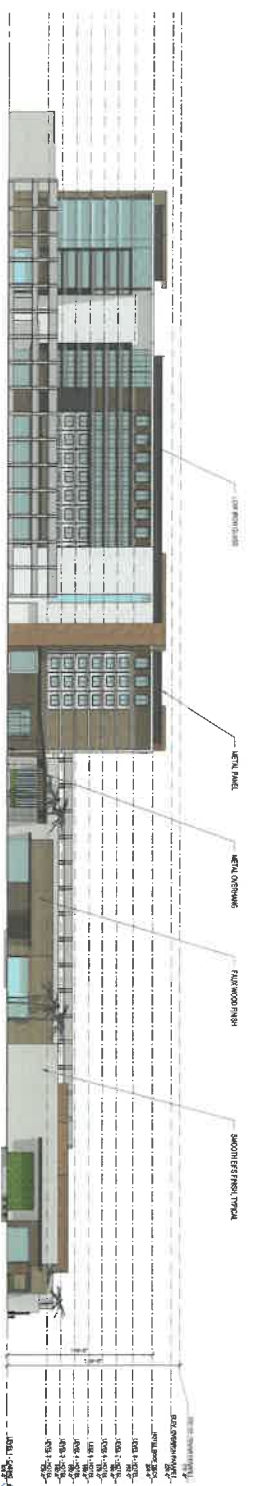


1C OVERALL WEST CASINO EXTERIOR ELEVATION - PH 1

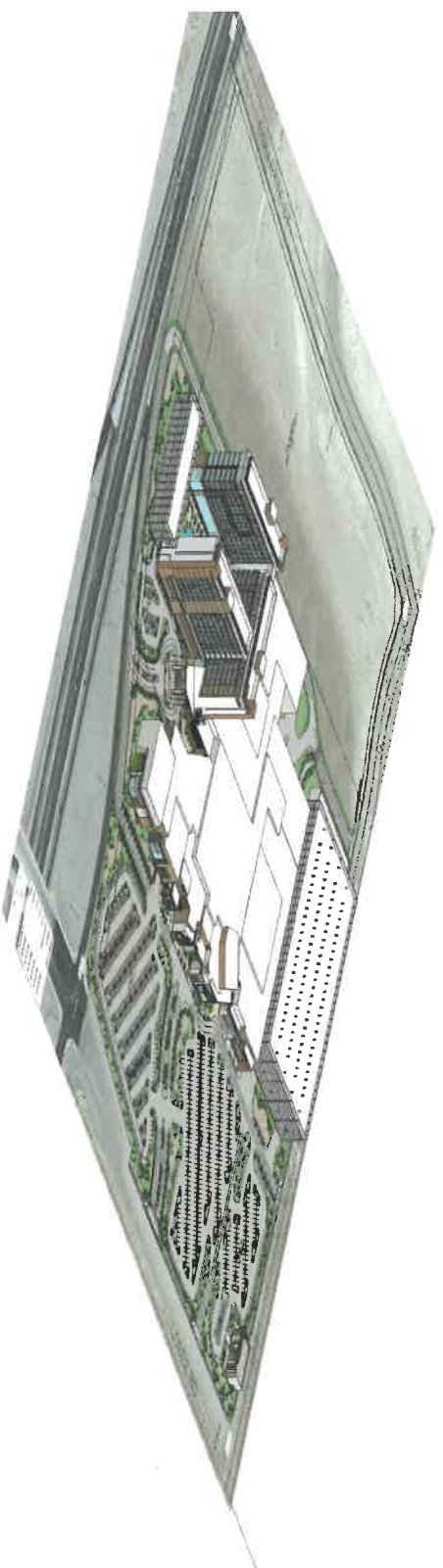
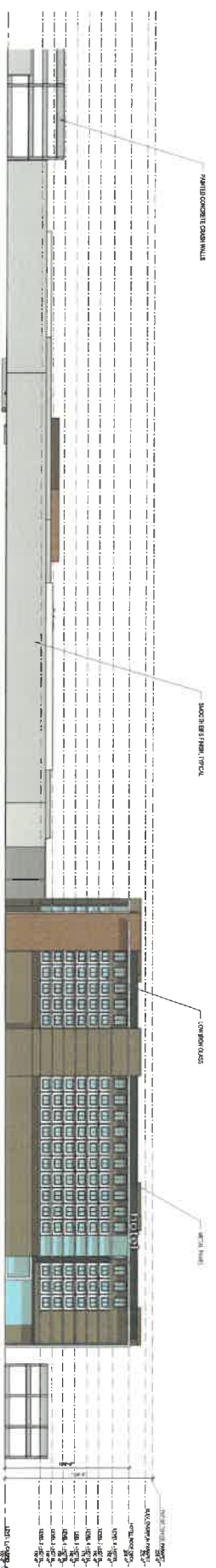
SCALE: 1/8" = 1'-0"



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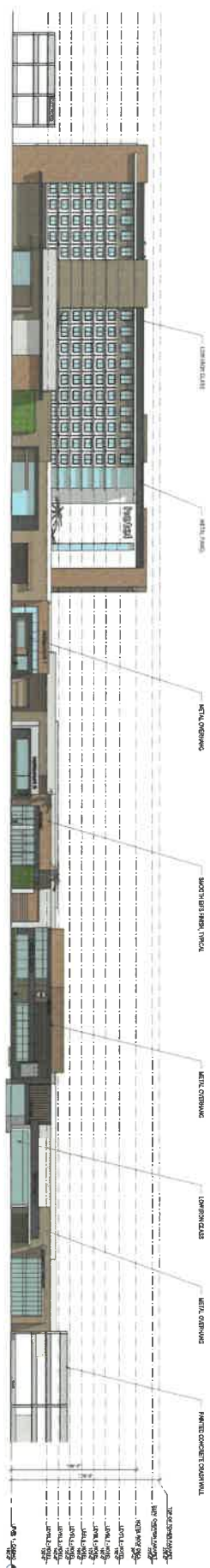


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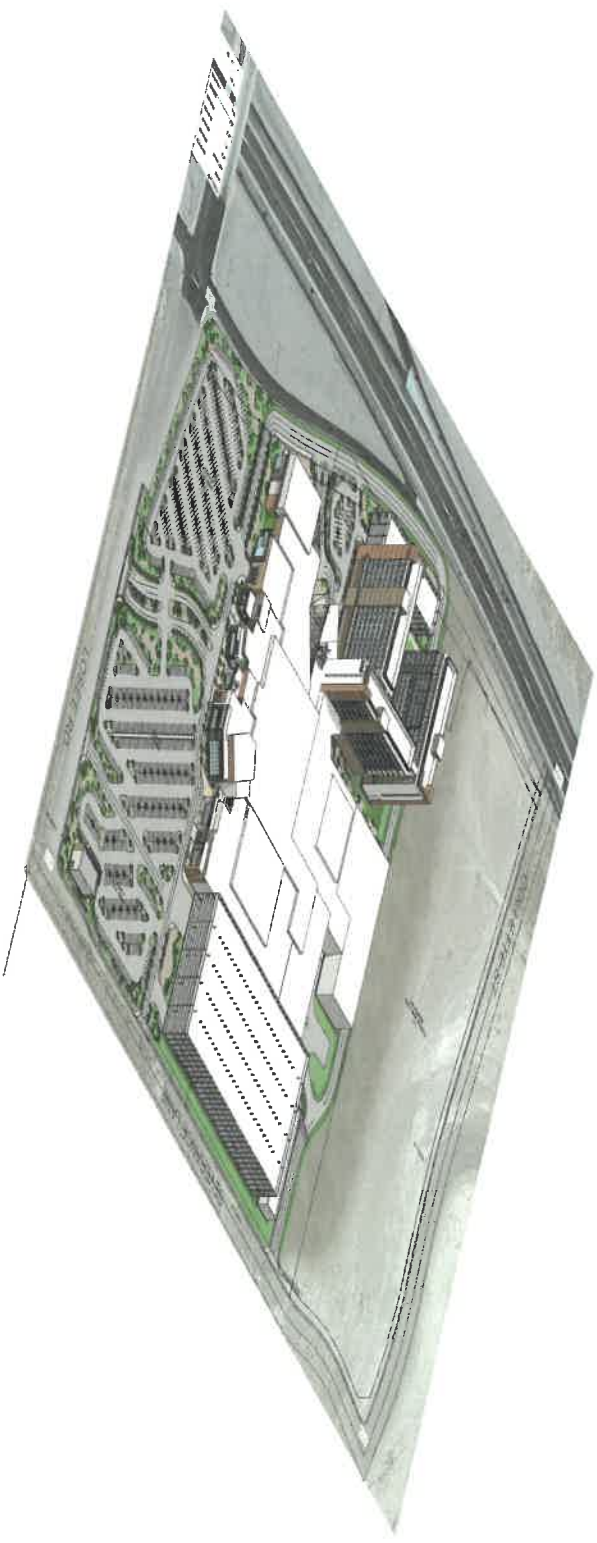




1A OVERALL NORTH CASINO EXTERIOR ELEVATION - PH 3
SCALE: 1/2" = 1'-0"



1C OVERALL EAST CASINO EXTERIOR ELEVATION - PH 3
SCALE: 1/2" = 1'-0"



[illegible][illegible]JVE
ARCHITECTURE

[illegible][illegible][illegible]JIVE
ARCHITECTURAL

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 WHEN MAP IS REDUCED FROM 1:117 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- WILD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVED BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- ROAD PARCEL NUMBER
- PARCEL NUMBER
- ACREAGE
- PARCEL SURVEY NUMBER
- PLAT RECORDING NUMBER
- BLOCK NUMBER
- LOT NUMBER
- GOV. LOT NUMBER

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

BOOK			
T19S R61E			
100	101	102	103
125	124	123	122
138	139	140	141

SEC.			
14			
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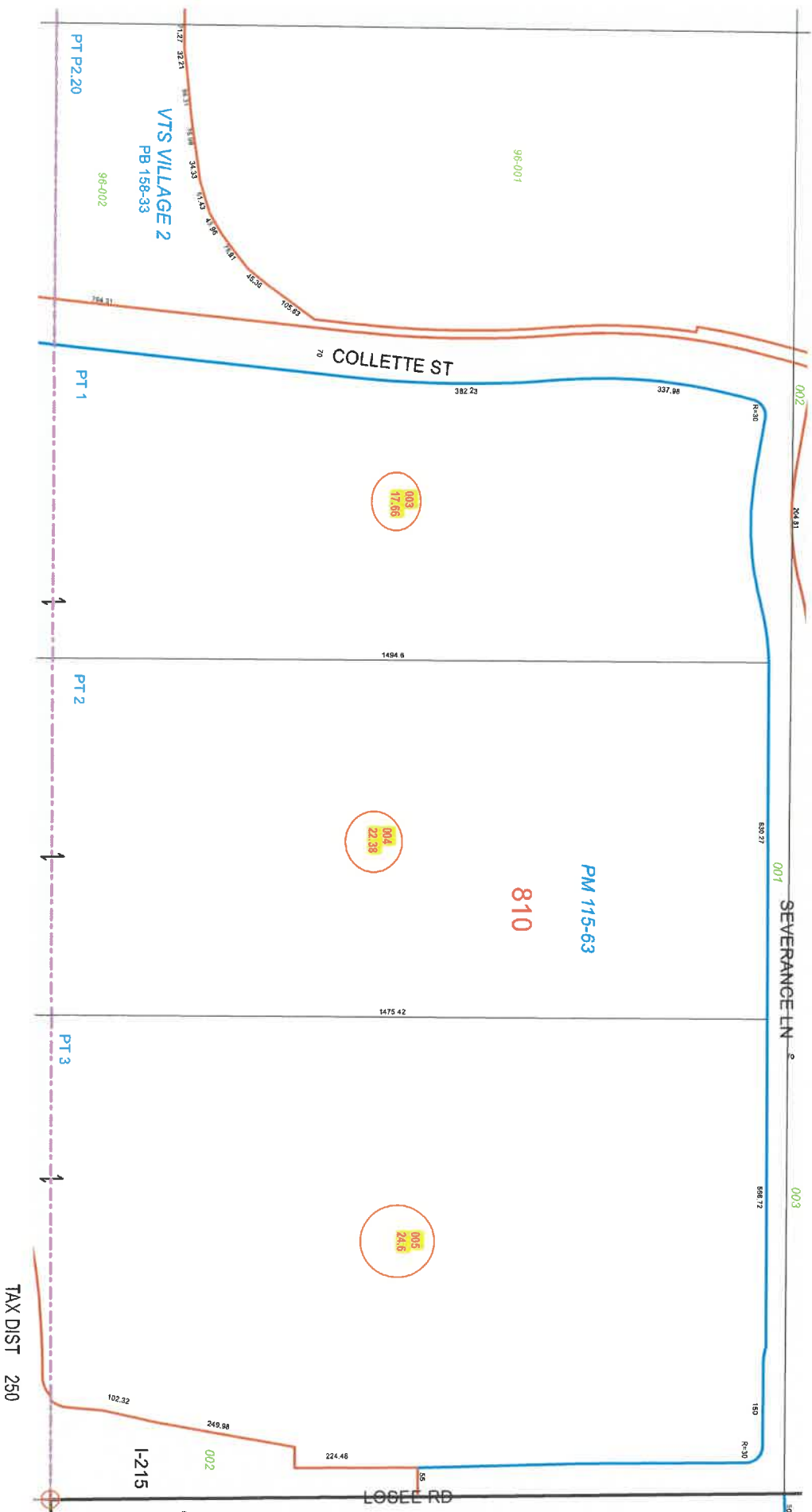
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124-14-8



Scale: 1" = 200'

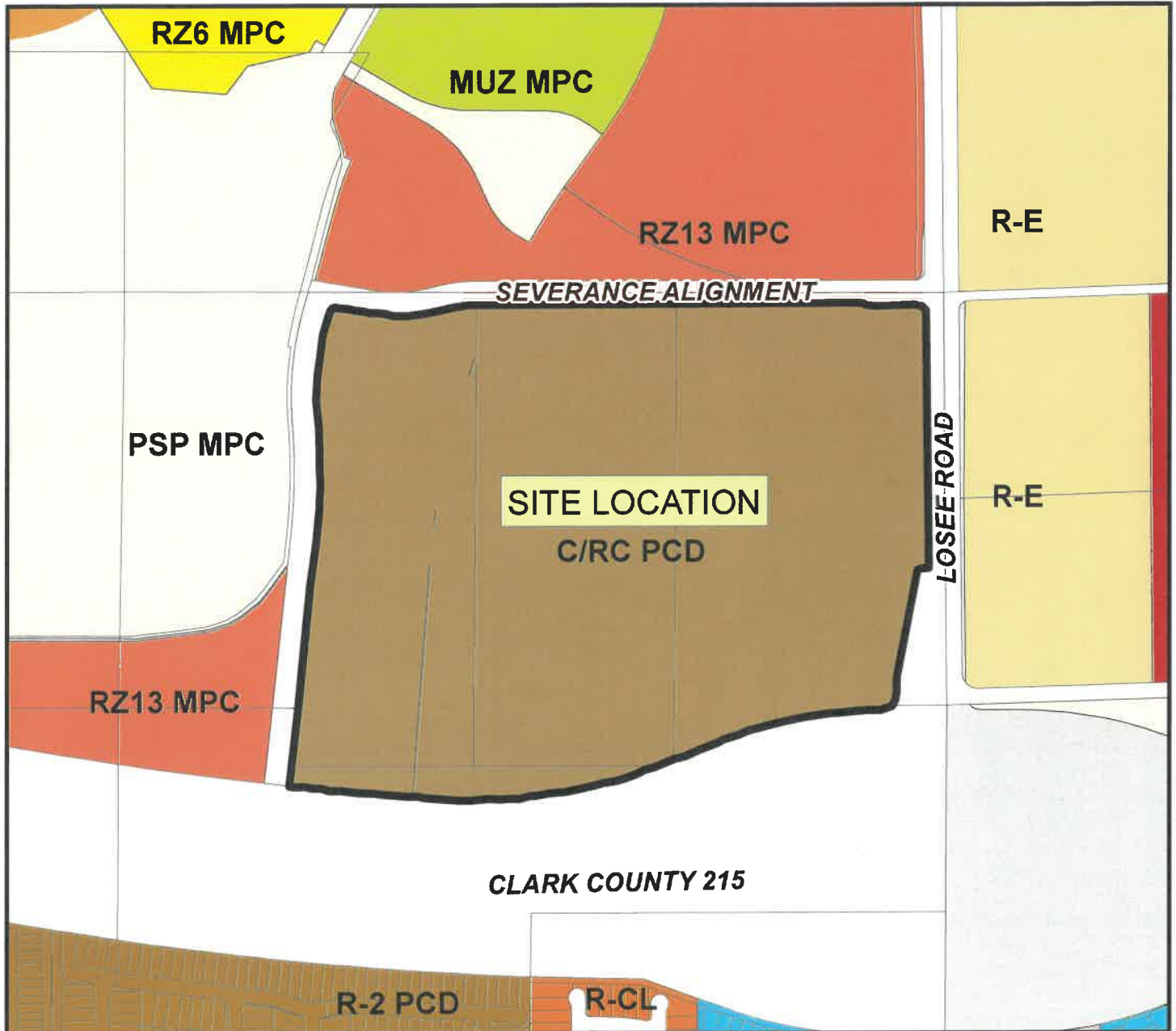
Rev: 8/27/2019





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: NP Tule Springs LLC
Application Type: Special Use Permit
Request: An Extension Of Time To Allow A Hotel and Casino
Project Info: Northwest Corner of Clark County 215
and Losee Road
Case Number: SUP-40-2022

12/10/2024

