

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-09-2025 **Holliday 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>.

 Digitally signed by Jimmy Love
DN: C=US,
E=jlovej@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 14:43:24-0700

Jimmy Love

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS VEGAS OFFICE
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Las Vegas, NV 89135
T: 702.792.7000
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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 offer “on-sale” liquor for its patrons. The “on-sale” liquor is ancillary or incidental to the food and beverage operation. 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 (Restricted 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.

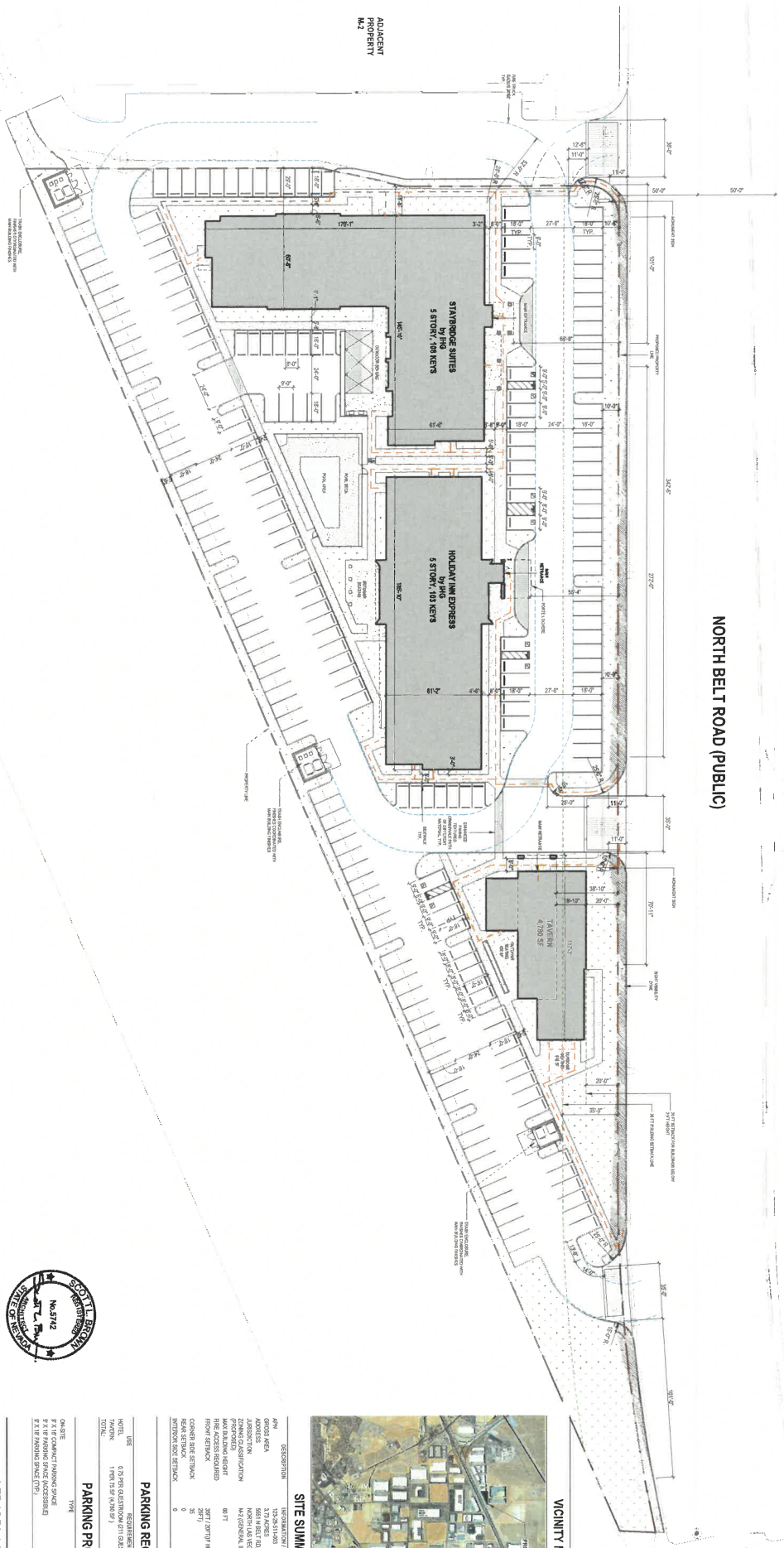
Thank you in advance for your consideration. We look forward to discussing this application with you in more detail at the task force meeting. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste



1 SITE PLAN
1" = 30'-0"

HOLIDAY INN EXPRESS & STAYBRIDGE SUITES by IHG
NORTH LAS VEGAS, NV

INTERSTATE 15 (NDOT)



VICINITY MAP



SITE SUMMARY

DESCRIPTION	COMPLIANCE
USE	153.24.15.1.400
ADDRESS	5801 NORTH LAS VEGAS AVENUE, NORTH LAS VEGAS, NV 89113
ADJACENT PROPERTY	5801 NORTH LAS VEGAS AVENUE, NORTH LAS VEGAS, NV 89113
PROPOSED	60,000 SF
PROPOSED HEIGHT	5 STORIES
PROPOSED SETBACK	30 FT
PROPOSED SIDE SETBACK	5 FT
PROPOSED FRONT SETBACK	5 FT
PROPOSED REAR SETBACK	5 FT

PARKING REQUIRED

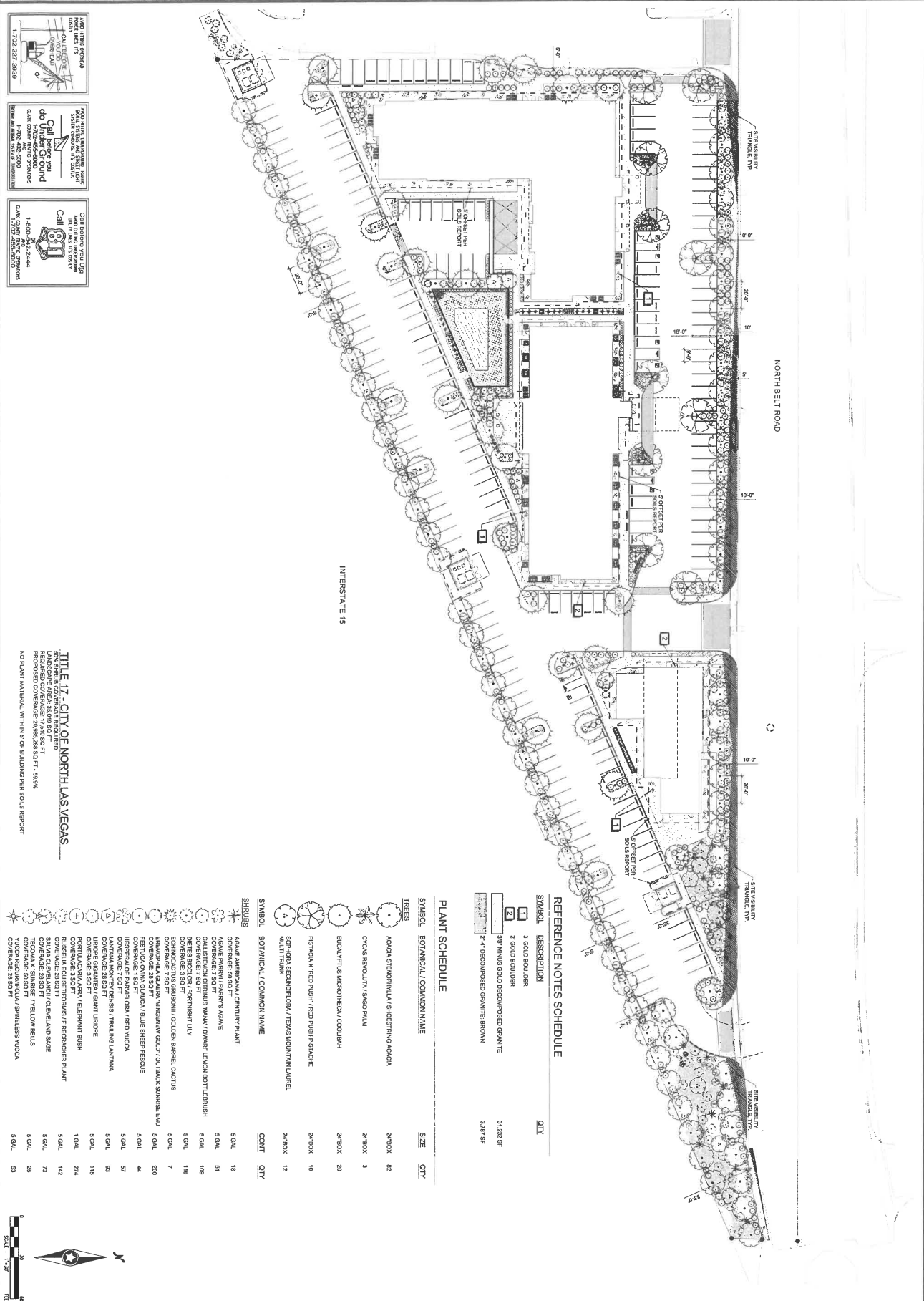
USE	REQUIREMENT	SPACES REQUIRED
HOTEL	1 SPACE PER 100 SF OF GROSS FLOOR AREA	600
TOTAL		600

PARKING PROVIDED

TYPE	COUNT
STREET PARKING	8
ON-SITE PARKING	592
TOTAL	600

SITE AREA CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING FOOTPRINT	10,000 SF	16.67%
PARKING LOT	15,000 SF	25.00%
STREET PARKING	1,000 SF	1.67%
TOTAL	26,000 SF	43.33%
ADJACENT PROPERTY	4,000 SF	6.67%
ADJACENT PROPERTY (TAXING)	30,000 SF	50.00%
ADJACENT PROPERTY (TAXING)	20,000 SF	33.33%
ADJACENT PROPERTY (TAXING)	20,000 SF	33.33%
ADJACENT PROPERTY (TAXING)	20,000 SF	33.33%
ADJACENT PROPERTY (TAXING)	20,000 SF	33.33%



CALL BEFORE YOU DIG
800-4-A-ROOT
1-800-425-5200
WWW.4A-ROOT.COM

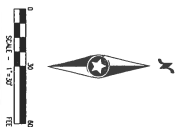
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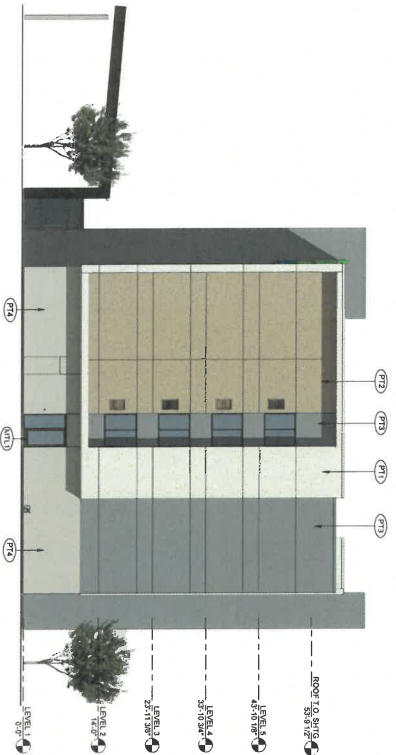
TITLE 17 - CITY OF NORTH LAS VEGAS
LANDSCAPE AREA: 36,019 SQ. FT.
TOTAL PLANTING: 17,338 PLANTS
PERCENT COVER: 75.5%
NO PLANT MATERIAL WITHIN 5' OF BUILDING PER SOLID REPORT

REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	
1	3" GOLD BOULDER	31,282 SF	
2	36" MINUS GOLD RECOMPOSED GRANITE	3,377 SF	
3	12" x 24" DECOMPOSED GRANITE BROWN		

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	24" BOX	82
(Symbol)	CYDUS REGALIA / SMOKE PLUM	24" BOX	3
(Symbol)	EUCALYPTUS MONOTHECA / COOLBAY	24" BOX	23
(Symbol)	PISTACHIA X RED PISTACHIO / RED PISTACHIO	24" BOX	10
(Symbol)	SOPHORA BECUNGTORNA / TEXAS MOUNTAIN LABEL	24" BOX	12
SHRUBS			
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	18
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	51
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	108
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	116
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	7
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	200
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	44
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	57
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	93
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	116
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	1 GAL	274
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	44
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	73
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	25
(Symbol)	ADONIS STENOCHLOA / SHEPHERD'S ACACIA	5 GAL	53



EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	(PT1)	EIFS - SHERWIN WILLIAMS - SWISS DOVER WHITE		(PT2)	EIFS - SHERWIN WILLIAMS - SWISS ALUMINIA STORTFRONT WINDOW & DOOR FRAMES - DARK BRONZE ANODIZED ALUMINUM
	(PT3)	EIFS - SHERWIN WILLIAMS - SWISS WATERLIDO			



4 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



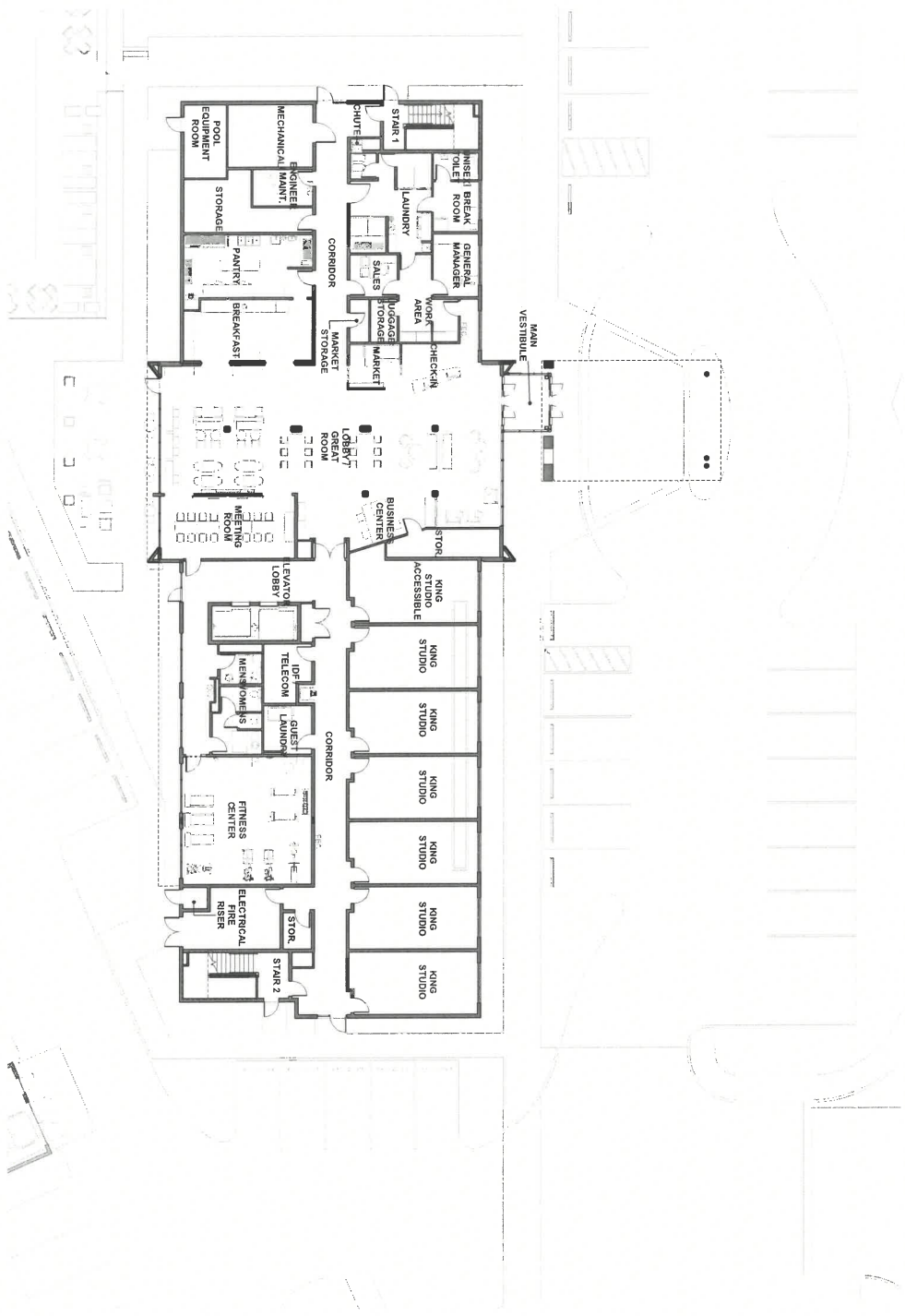
1 NORTH ELEVATION
3/32" = 1'-0"

HOLIDAY INN EXPRESS & SUITES NORTH LAS VEGAS

GUESTROOM SCHEDULE		
GUESTROOM TYPE	COUNT	%
DOUBLE QUEEN ACCESSIBLE	27	26%
DOUBLE QUEEN	11	11%
DOUBLE QUEEN SUITE ACCESSIBLE	2	2%
DOUBLE QUEEN SUITE	2	2%
KING STUDIO ACCESSIBLE	46	45%
KING STUDIO	3	3%
KING STUDIO X-WING ACCESSIBLE	1	1%
KING SUITE ACCESSIBLE	1	1%
TOTAL GUESTROOMS	154	

ACTUAL BUILDING AREA (GROSS)

LEVEL	AREA
LEVEL 1	11,300 SF
LEVEL 2	11,239 SF
LEVEL 3	11,239 SF
LEVEL 4	11,489 SF
LEVEL 5	11,489 SF
TOTAL AREA	56,756 SF



1 FLOOR PLAN - LEVEL 1
3/27 = 1-07



FLOOR PLAN - LEVELS 2-5
3/32" = 1'-0"

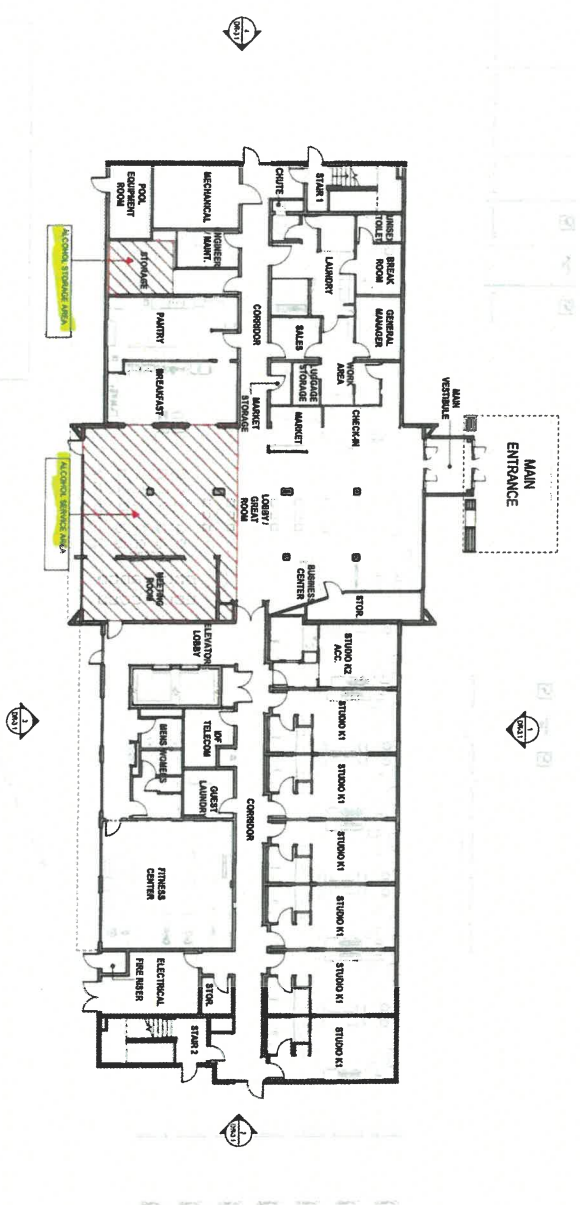


GUESTROOM TYPE		COUNT	%
DOUBLE QUEEN	1	27	25%
DOUBLE QUEEN ACCESSIBLE	1	11	10%
DOUBLE QUEEN SATE ACCESSIBLE	2	26	24%
ELECTRICAL	1	1	1%
WAG STUDIO	45	43	40%
WAG STUDIO ACCESSIBLE	1	1	1%
WAG STUDIO SATE ACCESSIBLE	3	28	26%
WAG STUDIO XWING ACCESSIBLE	11	11	11%
WAG SATE	1	1	1%
WAG SATE ACCESSIBLE	1	1	1%
TOTAL QUESTIONS	104		

ACTUAL BUILDING AREA (GROSS)

LEVEL	AREA
LEVEL 1	11,930 SF
LEVEL 2	11,733 SF
LEVEL 3	11,697 SF
LEVEL 4	11,697 SF
LEVEL 5	11,697 SF
TOTAL AREA:	58,755 SF

1 FLOOR PLAN - LEVEL 1
 3/22' = 1" = 0'



GUESTROOM SCHEDULE			
ROOM TYPE	QUANTITY	AREA	
STUDIO K1	4	11.00	44.00
STUDIO K2	1	1.00	1.00
STUDIO K3	1	1.00	1.00
STUDIO K4	1	1.00	1.00
STUDIO K5	1	1.00	1.00
STUDIO K6	1	1.00	1.00
STUDIO K7	1	1.00	1.00
STUDIO K8	1	1.00	1.00
STUDIO K9	1	1.00	1.00
STUDIO K10	1	1.00	1.00
STUDIO K11	1	1.00	1.00
STUDIO K12	1	1.00	1.00
STUDIO K13	1	1.00	1.00
STUDIO K14	1	1.00	1.00
STUDIO K15	1	1.00	1.00
STUDIO K16	1	1.00	1.00
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STUDIO K98	1	1.00	1.00
STUDIO K99	1	1.00	1.00
STUDIO K100	1	1.00	1.00

EMC, IRENT A PROFESSIONAL, LAND SURVEYOR REGISTERED IN THE STATE OF NEWJERSEY, CERTIFY THAT THIS PARENT'S REPORT IS A TRUE AND ACCURATE REPRESENTATION OF THE DATA AND INFORMATION THAT WAS PLACED INTO THE RESULTS OF A FIELD INVESTIGATION UNDER MY DIRECT SUPERVISION.

1. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER MY PERSONAL RECOGNIZANCE, THERE ARE NO USES WITHIN THE SPECIFIED 1,600 FOOT RADIUS AS OF 1 FEBRUARY 2005.

2. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER MY PERSONAL RECOGNIZANCE, THERE ARE NO EXISTING CHURCHES, PAVILIONS, SCHOOLS OR DAYCARE FACILITIES WITHIN THE SPECIFIED 800 FOOT RADIUS AS OF 1 FEBRUARY 2005.

Digitally signed by Eric Rietz
Date: 2005.08.13 19:08:00

R=1500'
SEPARATION FROM
LIKE USES

R=400'
SCHOOLS & DAYCARE
CHURCHES & PARKS

HOTEL
ENTRANCE

>

EX
SHEET 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]

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.

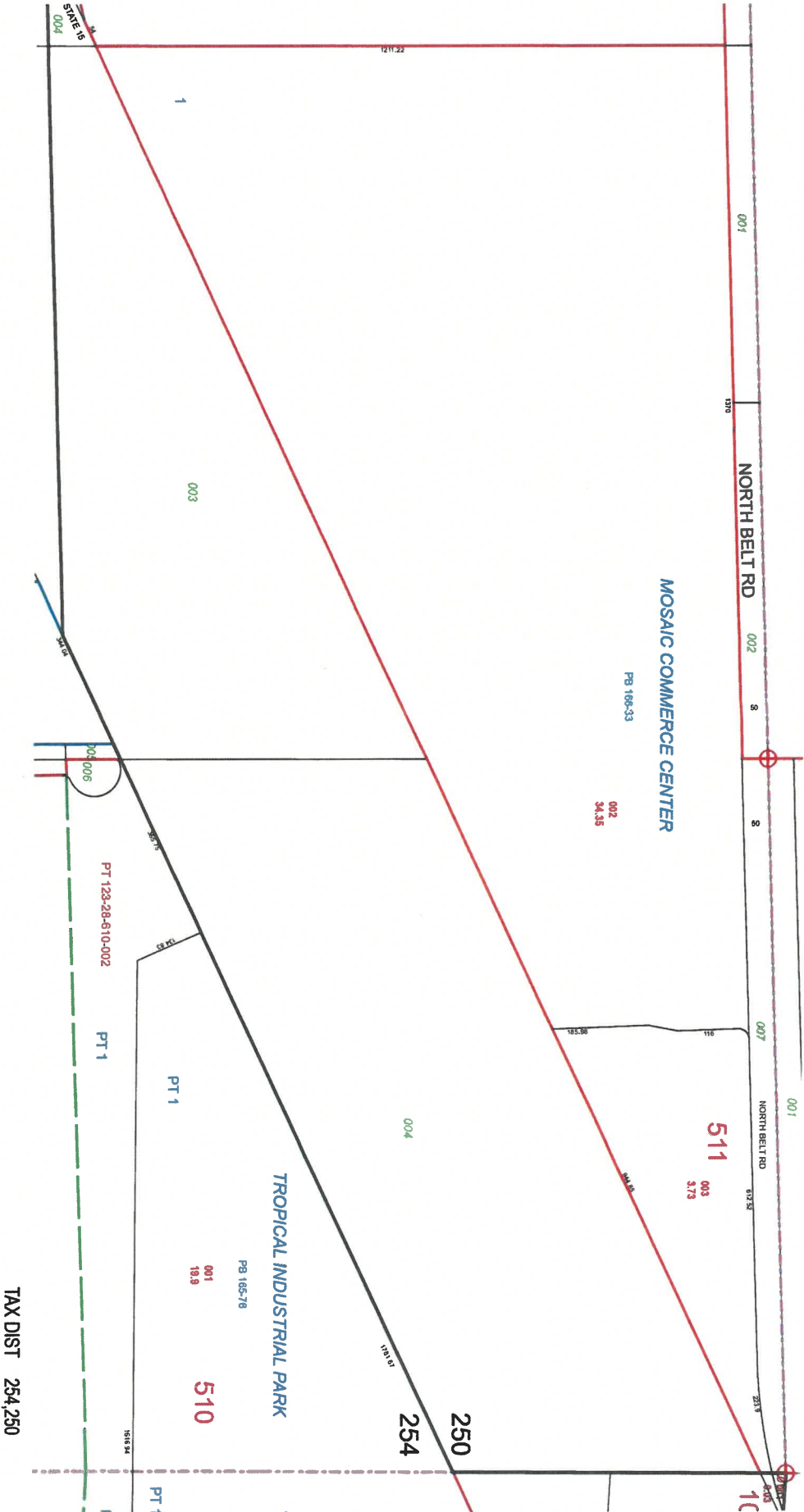


Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
PARCEL BOUNDARY	AIR SPACE PLOT	007 ROAD PARCEL NUMBER
PALM D BOUNDARY	RIGHT OF WAY PCL	1.00 ACREAGE
MATCH / LEADER LINE	SUB-SURFACE PCL	202 PARCEL, SUBSEG NUMBER
HISTORIC LOT LINE		FB 24-45 PLAT RECORDING NUMBER
HISTORIC PALM BOUNDARY		5 BLOCK NUMBER
SECTION LINE		5 LOT NUMBER
		GL 5 GOV. LOT NUMBER

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

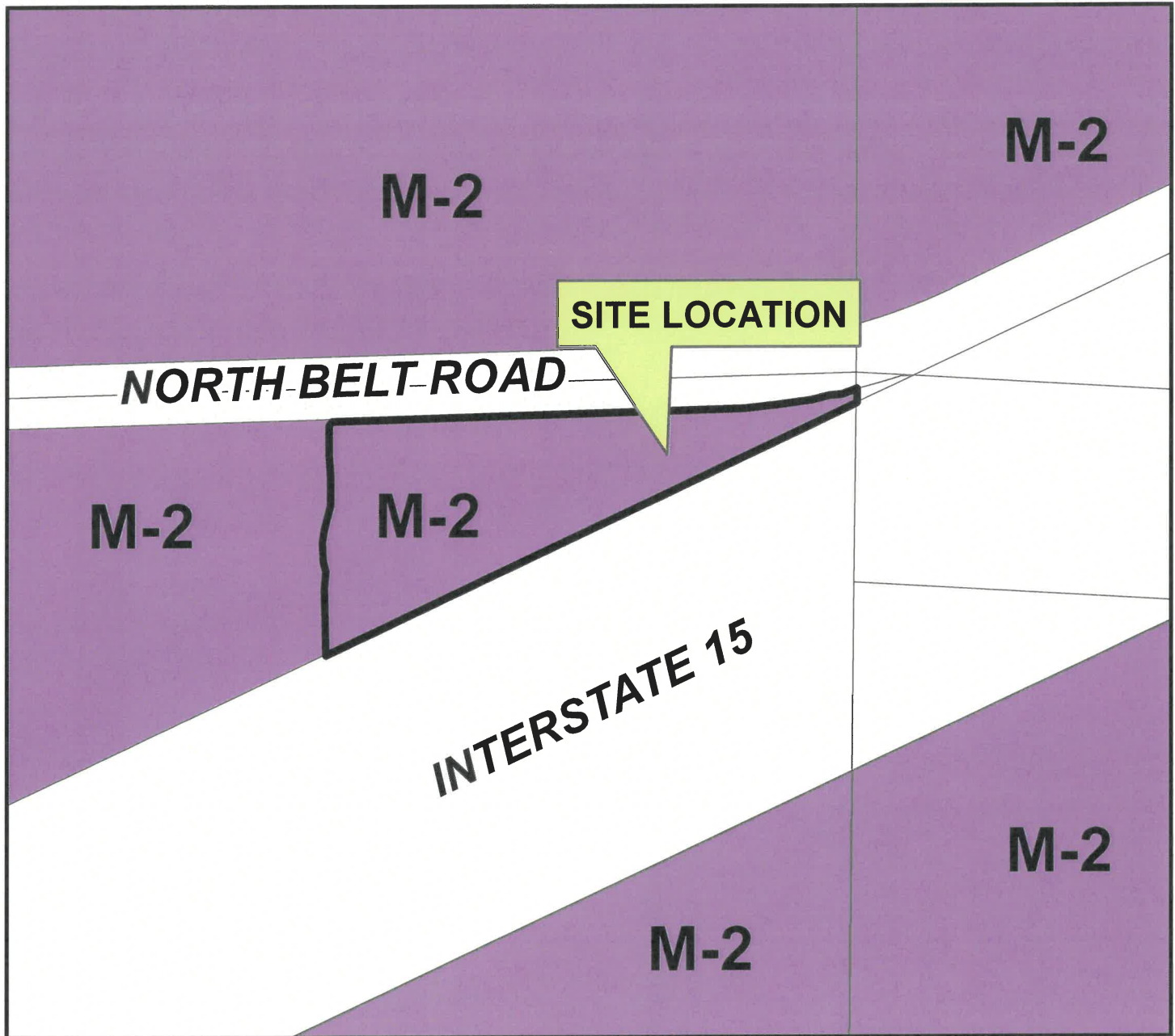
A vertical number line with tick marks at 1, 5, 1, and 5 from top to bottom.





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-09-2025

03/04/2025

