

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Manager, Planning & Zoning, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: DA-04-2024 **Aliante TRU**
Date: June 10, 2024

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. 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.

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>.

Robert W. Weible

Digitally signed by Robert W. Weible
DN: C=US,
E=weibler@cityofnorthlasvegas.com,
O=Public Works, OU=DFC, CN=Robert W.
Weible
Date: 2024.06.10 10:45:42-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

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February 25, 2025

Via E-mail

Mr. Robert Eastman
City of North Las Vegas Planning and Zoning
2250 Las Vegas Blvd. North
North Las Vegas, NV 89030

Re: Updated Letter of Intent – Major Modification to Development Agreement
DA-04-2024
Tru by Hilton at Aliante
Portion of APN 124-20-501-008
Nature Park Drive, North Las Vegas

Dear Mr. Eastman:

As you are aware, my firm represents Sun West Commercial, LLC (“Sun West”) with respect to Sun West’s proposed development of a Tru by Hilton branded (non-gaming) neighborhood hotel (the “Project”) on a portion of a 6.16-acre site generally located on the northeast corner of Nature Park Drive and Aliante Parkway in the Aliante Corporate Center (the “Property”). Through application DA-04-2024 (the “Application”), North Valley Enterprises, LLC (the “Applicant”), on behalf of Sun West, requested a Major Modification to the Development Agreement between the City of North Las Vegas (the “City”) and North Valley Enterprises, LLC (the “Development Agreement”) to provide for the amendments necessary for the development of the Project. The Application was continued indefinitely at the North Las Vegas Planning Commission meeting held on August 14, 2024, to allow Sun West to continue discussions with the owner of the Property with respect to certain conditions of approval requested by the City that were outside the Project’s boundaries. Given the results of these discussions, Sun West respectfully requests that DA-04-2024 be reinstated for consideration, and that it be placed on the agenda cycle for consideration in connection with T-MAP-000001-2025.

As reflected in the original Application, the Property that makes up the Aliante Corporate Center is zoned C-P MPC, and is the only area within the Aliante community that was initially proposed for commercial professional office uses. The Project is proposed on the vacant pad portion of the Aliante Corporate Center where parking and infrastructure were constructed as part of the original development, but where the third office building originally contemplated for the site was never constructed. Despite years of effort by the owner and broker, this final developable pad has been vacant and without a market to absorb additional office space. The owner has been seeking a viable, but also compatible, use for the final pad, and is pleased to support the proposal for the Tru by Hilton as an addition to the Aliante community.

Although not required, Sun West conducted a pre-application neighborhood meeting on April 1, 2024 at Aliante Library. At the meeting, Sun West outlined the proposed Project in detail and received feedback from interested neighbors and community members. The Applicant held a second neighborhood meeting on July 2, 2024, prior to the originally-scheduled Planning Commission Meeting to answer follow-up questions and present changes to the Project to address neighbors' comments. Councilman Cherchio and Mayor Pro Tem Black were both in attendance to learn more about the Project and understand neighbors' concerns, and we look forward to continuing to work with neighbors, the Planning Commission, and the City Council through the consideration of the Application.

Use

Although limited minor changes to the configuration of the Project have been made to address neighbor concerns and accommodate certain utility improvements, the Project plans remain consistent with the original Application. The proposed 122-room Tru by Hilton product complements the region by providing lodging to a different but broad range of travelers and guests than is currently served by existing facilities within the area. Ideal for leisure or local accommodations, Tru by Hilton offers efficiently designed modern guestrooms that feature oversized windows for natural light, with technology built efficiently into the rooms to optimize the guest experience. This Tru by Hilton product will be locally inspired and will offer guests a tailored local hotel product near family and friends residing in the area, or close to local events. Guests will have access to the amenities they need such as a complimentary breakfast, open lobby, fitness center, and swimming pool, without the broader facilities present in nearby resort hotels that appeal to a different user profile. The property will be ideal for lodging visiting family and friends, or a stay when a local resident's home is temporarily unavailable. At Tru by Hilton, guests will have the option to stay close to family and friends without the need to pass through a busy casino and its associated atmosphere. The Tru by Hilton brand is modern and functional, without the additional uses that serve as independent drivers of traffic to the Property.

Design

The Project will consist of a four-story, 122-room non-gaming hotel with a swimming pool, to be constructed almost exclusively within the pad designed for the office building originally contemplated for the site. Sun West has worked with Hilton to provide a design that is consistent with the existing buildings, as shown in the elevations included with the application materials. The proposed height of 42 feet will be architecturally consistent with the two 35-foot buildings already constructed on the parcel, and in order to further enhance the site as a whole, Sun West has secured approval to upgrade the current landscaping and to re-paint the two existing buildings for a consistent aesthetic appeal across the Property that lives up to the Hilton brand standard. In addition, Sun West has added shutters designed to screen the view from hotel windows that are directed towards the nearby residential neighborhood. The proposed Project and associated improvements will constitute an enhancement to the overall Aliante Corporate Center complex in place of the existing dirt lot.

Ingress/Egress & Traffic Study

Ingress and egress to the Property will not be changed, and the parcel will continue to be served by the three existing driveways on Nature Park Drive. Prior to submitting this application, Sun West secured a formal Traffic Study for 2470 Nature Park Drive from Lochsa Engineering as Project 132-2024. The Traffic Study found the existing traffic infrastructure in the area to be sufficient, and did not recommend any additional driveways or improvements to nearby intersections. The Traffic Study was reviewed and accepted by the City, and Sun West has agreed to the required participation fees.

Parking

The parking lot for the existing Aliante Corporate Center provides 396 parking spaces. The parking study performed by Lochsa Engineering pursuant to the ITE standards, "Parking Generation – 6th Edition," (included with the application), calculates that the existing buildings require 102 spaces, and the proposed hotel use requires an additional 90 spaces to serve the 122 rooms. Preliminary site plans to accommodate utilities and site integration for the hotel suggest that approximately 20 parking spaces on the north side of the proposed hotel building will be displaced by the building footprint. Even with this displacement, the site will still have an excess of 76 parking spaces. We anticipate that the exact number of spaces will be finally determined upon completion of the various building plans for permitting. As discussed with the City, 50 spaces will remain available for park users.

Request for Major Modification

The development of the proposed Project on the Property requires a Major Modification to the Development Agreement, to allow a "Neighborhood Non-Gaming Hotel" as a permitted use in the Professional Office Commercial (C-P MPC) zone.

More specifically, the Applicant requests a Major Modification to allow for the following revisions to the Development Standards (Exhibit "A") within the Development Agreement:

1. Add a definition of "Neighborhood Non-Gaming Hotel" under Section 1.9, to be defined as follows:

Section 1.9.30(a): Neighborhood Non-Gaming Hotel: A stand-alone hotel not to exceed 122 guest rooms, in which lodging is provided and offered to guests for compensation on a nightly basis. Gaming is prohibited in connection with a Neighborhood Non-Gaming Hotel. A Neighborhood Non-Gaming Hotel may provide complimentary breakfast and food services as a Permitted Accessory Use pursuant to Section 4.13(D) but a full-service restaurant and convention facilities are not permitted in connection with a Neighborhood Non-Gaming Hotel.

2. Add "Neighborhood Non-Gaming Hotel" to Section 4.13, Subsection B, as a Principally Permitted Use.

3. Amend and restate Section 4.13, Subsection D, Permitted Accessory Uses, as follows:

D. Permitted Accessory Uses.

Permitted accessory uses shall be amended to include the following:

Coffee Shop and/or Restaurant of less than 2,000 square feet, located within or attached to an office building or Neighborhood Non-Gaming Hotel of a greater floor area.

4. Amend and restate Section 4.13, Subsection E, as follows:

E. Setbacks and Height.

Maximum height of 42 feet specifically in connection with a Neighborhood Non-Gaming Hotel.

Tru by Hilton Aliante will be the perfect family-friendly destination. The proposed use is intended to provide affordable non-gaming accommodations for local residents and their guests and will be a valuable addition to the Aliante community. The Property is strategically located adjacent to the 215 beltway and the Project is compatible with adjacent uses in terms of scale, site design and operating characteristics.

We appreciate your continued assistance with the Application. Sun West has developed several hotels in North Las Vegas, most recently opening the Homewood Suites located at 1590 East Craig Road in October of 2024. Sun West looks forward to bringing an additional product of Hilton quality to the lodging options already existing within the prestigious Aliante community.

If you have any questions regarding this request or any of the materials we have provided, please feel free to call.

Sincerely,



Maren Parry

MP/cnw



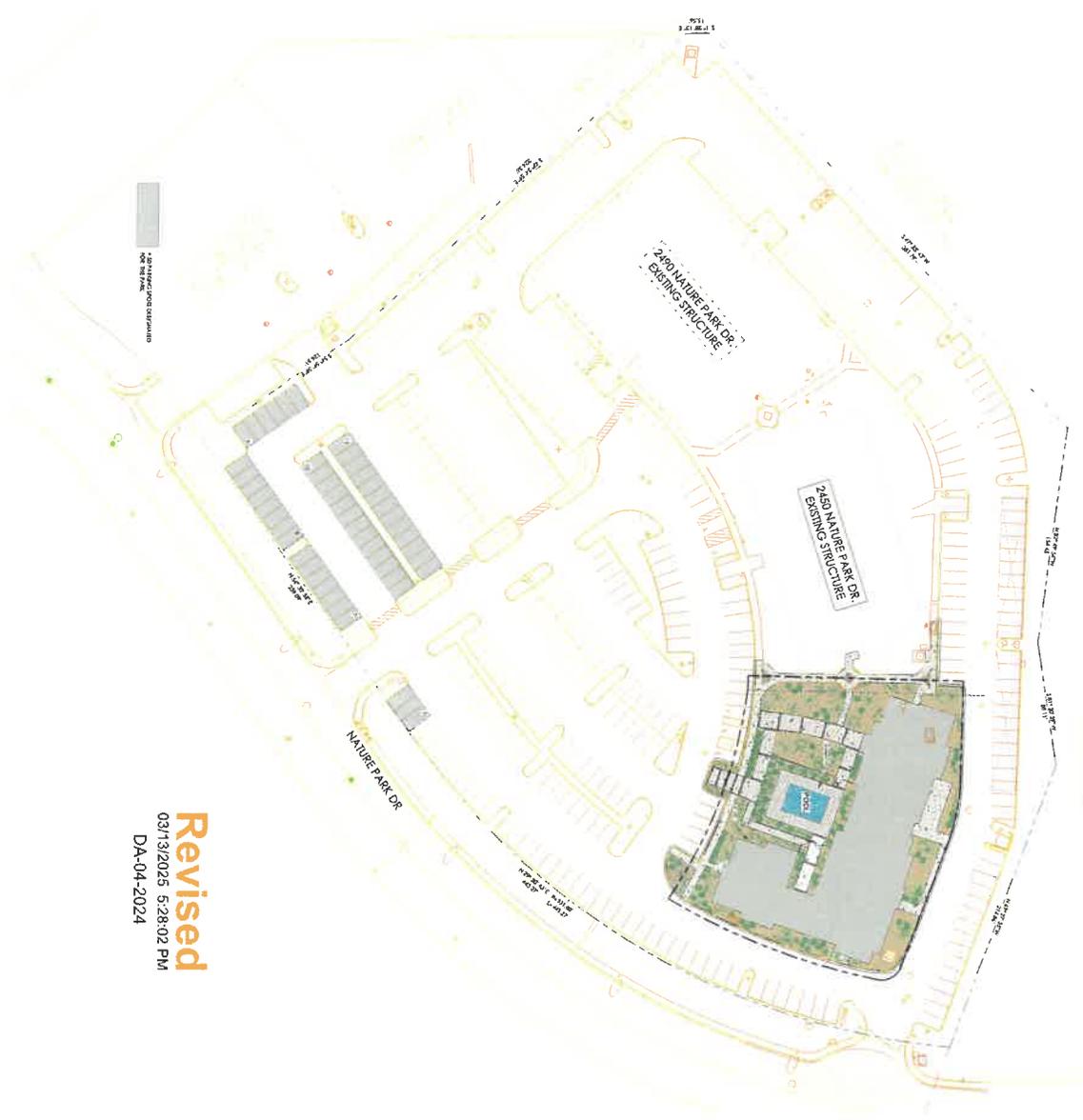
VACINITY MAP

OWNER: ALIANTE TRU COMMUNITY HOUSING TRUST (CONTRACTOR TO BE AWARDED)
 ARCHITECT: CH2M HILL
 ENGINEER: CH2M HILL
 7/2/2024

SCOPE OF WORK
 FOR RESIDENCIAL RESIDENTIAL, HOTEL USE GROUP BUILDING,
 BASIS FOR CONSTRUCTION

ZONING
 MASTER PLAN CONSULTANT REG OFFICE COMMAL (C/P/ M/NC)
CONSTRUCTION TYPE
 IBC - VA
FIRE SPRINKLERS
 NFPA 13 (2013, 111)
SPECIAL DETAILED REQUIREMENTS
 FIRE PARTITIONING REQ. BETWEEN SLEEPING UNITS & OTHER
 HORIZONTAL ASSEMBLY IS REQ. BETWEEN SLEEPING UNITS &
 OTHER OCCUPANCIES ON CONTIGUOUS LEVEL.
OCCUPANCY
 RESIDENTIAL HOTEL, ON-SITE-ONLY, MIXED USE & RETAIL,
 HOTEL, COMMERCIAL (RESIDENTIAL)
HEIGHT

APPLICABLE CODES
 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL PLUMBING CODE (IPC)
 2017 NATIONAL ELECTRICAL CODE (NEC)
 2018 INTERNATIONAL FIRE CODE (IFC)
 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2010 ADA STANDARDS, ICC / ANS A171.1-2007
DEFERRED SUBMITTALS



Revised
 03/13/2025 5:28:02 PM
 DA-04-2024

SITE PLAN
 SCALE: 1" = 30'-0"

ALIANTE TRU
 APN: 124-20-501-008
 2470 NATURE PARK DR.
 NORTH LAS VEGAS, NV 89084

SEALED CONTRACTUAL UT
 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Nevada.
 DATE: 03/13/2025
 TIME: 5:28:02 PM
 SIGNATURE: [Redacted]

REVISIONS

NO.	DATE	DESCRIPTION
1	03/13/2025	ISSUED FOR PERMIT

SITE PLAN

PROJECT NO. 23002
 PREPARED DATE: 01/23/24
 DRAWN BY: TAW
 CHECKED BY: CHANISER

SCALE: 1" = 30'-0"

A1.00

MARK	MATERIAL DESCRIPTION	COMMON	MATCH PATTERN
104	TRUSS JOIST	XX	
105	TRUSS JOIST	XX	
106	TRUSS JOIST	XX	
107	TRUSS JOIST	XX	
108	TRUSS JOIST	XX	



FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

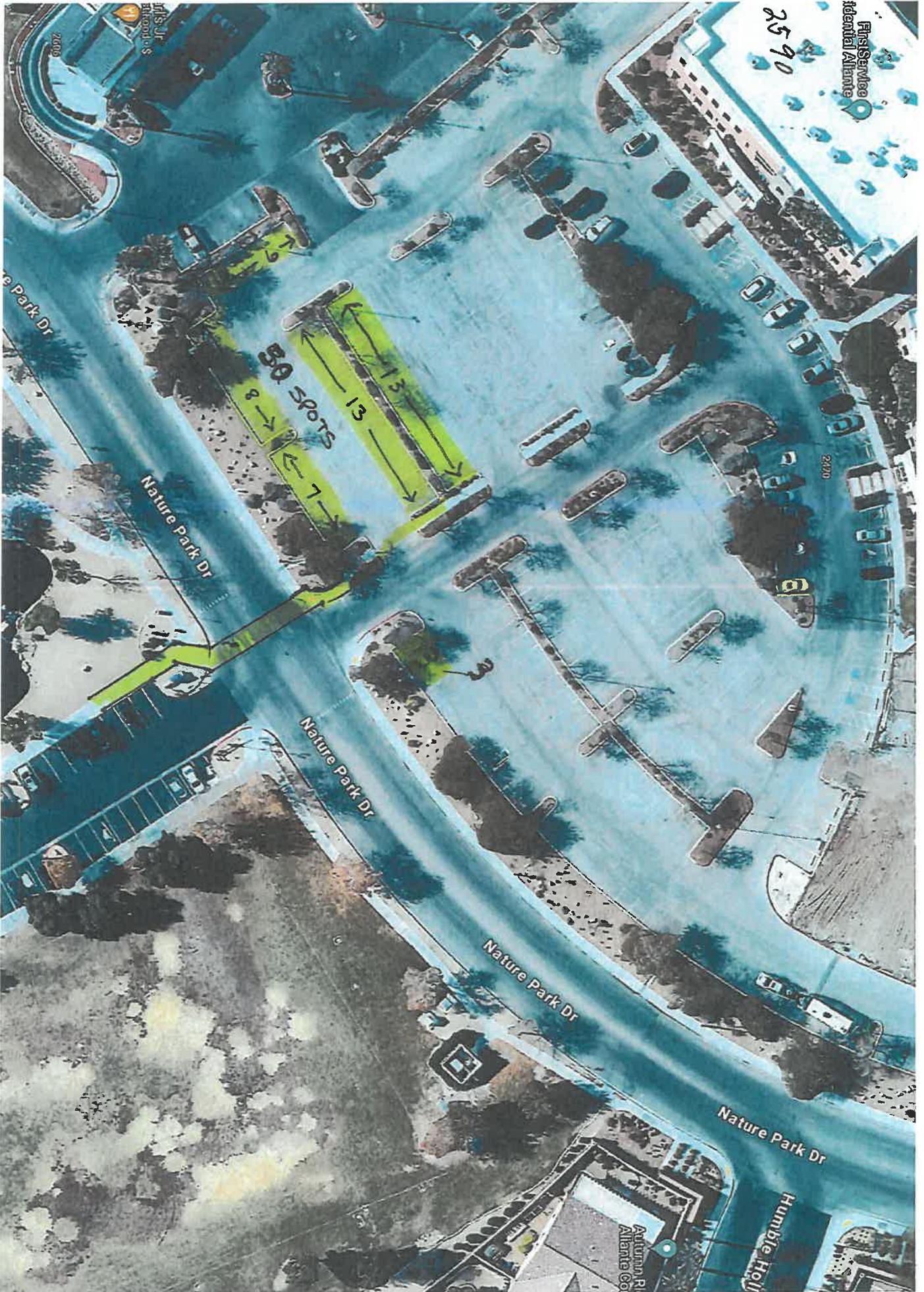
ALIANTE TRU
APN: 124-20-501-008
2470 NATURE PARK DR.
NORTH LAS VEGAS, NV 89084

REVISIONS

NO. NO. DATE
1. 01/24/2024
2. 02/24/2024
3. 03/24/2024

EXTERIOR ELEVATIONS

SHEET NO. **A3.00**

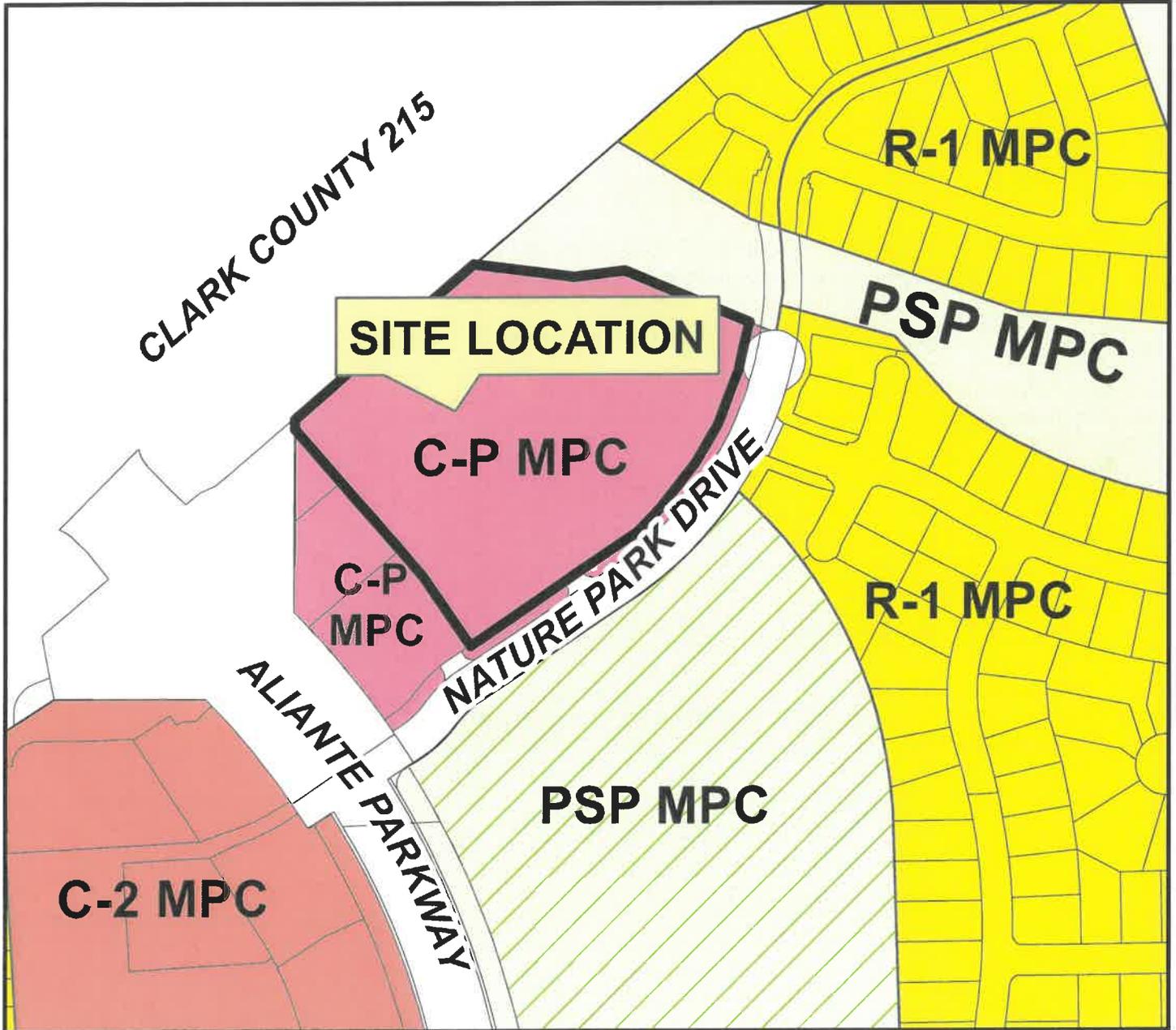


“Exhibit A”



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: North Valley Enterprise, LLC
Application Type: Development Agreement
Request: To Allow a Hotel in a C-P MPC (Professional Office Commercial Master Planned Community)
Project Info: North of Nature Park Drive, Approximately 200 Feet East of Aliante Parkway
Case Number: DA-04-2024

03/04/2025

