

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-25-2022 EOT **Tropical / Losee Commercial**
Date: December 11, 2024

The Department of Public Works has no objection to the extension of time subject to the previous conditions of approval for ZN-07-2021.

Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Patrick Noble, Fire Protection Specialist
Subject: FDP 25-2022, SUP 55-2022 | Tropical & Losee
Date: December 6, 2022

1. Fire apparatus access roads shall extend to within 150' of all portions of the facility and all portions off all exterior walls of the first floor of all buildings. (unable to verify, no Fire Access shown.)
2. The required turning radius of a fire apparatus access road shall be no less than 28' inside turning radius and no more the 52' outside turning radius. (unable to verify, no Fire Access shown.)

Patrick Noble

Digitally signed by Patrick Noble
Date: 2022.12.06
07:24:48-08'00'

Patrick Noble – Fire Prevention

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

November 28, 2022

Mr. Robert Eastman, Manager
City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

RE: Letter of Intent- Final Development Plan, APN: 124-25-201-003

Dear Mr. Eastman:

Please accept this as our letter of Intent requesting a Final Development Plan (FDP) for a 2.25 acre commercial development at the northeast corner of Tropical and Losee. The zone change ZN 07-2021 required a final development plan for the single family, multi-family and commercial portion of the request. This application complies with the requirement for the commercial portion of the zone change.

The overall development is a commercial development for a 4940 square foot drive-thru car wash with vacuum areas, and two, 2400 square foot Quick Service Restaurants (QSR), with drive thru windows. The Car wash elevation is concrete block with paint finish, and metal trim in blue shades, and gray, with stone around the bottom of the building. The two QSR's are similar with stucco finish, with metal trim/accent panels with shades of green and gray. The site requires 50 parking spaces, and 60 parking spaces are being provided, and two bicycle spaces are required and four are provided. Originally the applicant intended to amend the PUD to reduce the building setback and landscape setback between the commercial and the residential to the north and to the east. A task force meeting was held November 17th, and a neighborhood meeting was held November 21st. Four people (two couple) attended. Even though the applicant intended to revise the plans to meet the setbacks, however they still held the meeting just to advise the neighbors of the plans for the property. They were happy there were two proposed restaurants they could walk to. Attached is the sign in sheet and the affidavit of the meeting for your information.

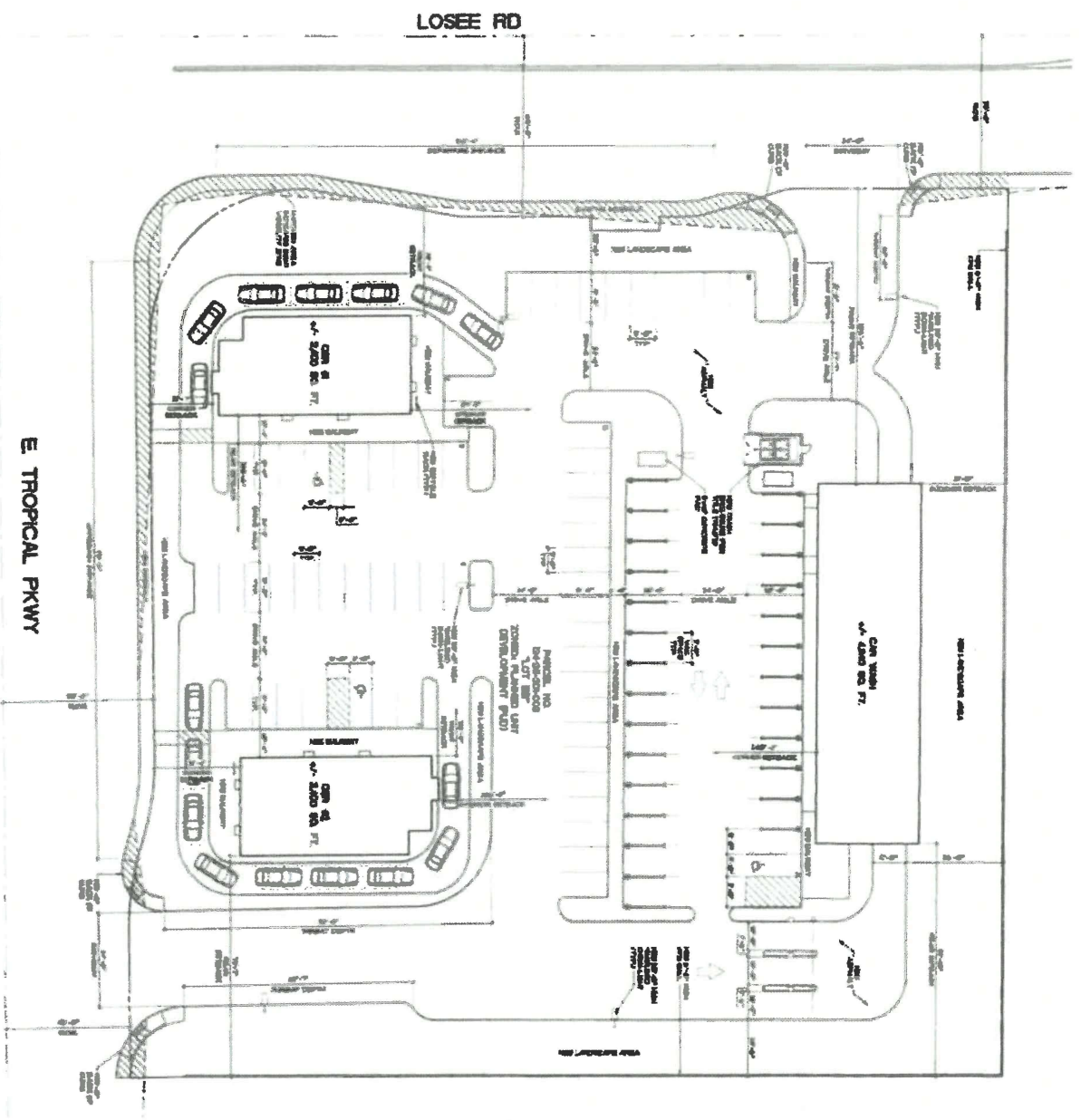
The plan has been revised to meet the separation and landscaping between the proposed residential and the commercial. The residential plan also shows landscaping on the residential side between the residential and the commercial area.

We believe this is a compatible use with area and respectfully request your approval. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

LOSEE & TROPICAL
 APN: 124-25-201-003

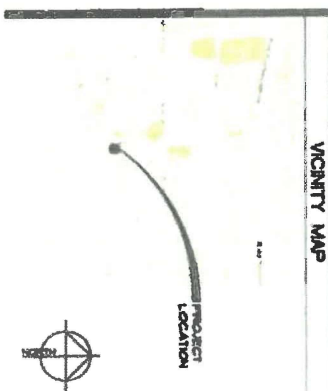


SITE INFORMATION

DATE: 11-28-2022	PROJECT: LOSEE & TROPICAL DEVELOPMENT PROJECT
DESIGNER: SCA DESIGN	CLIENT: LOSEE & TROPICAL
SCALE: 1/8" = 1'-0"	DATE: 11-28-2022
<p>1. SITE INFORMATION</p> <p>2. SITE INFORMATION</p> <p>3. SITE INFORMATION</p> <p>4. SITE INFORMATION</p> <p>5. SITE INFORMATION</p> <p>6. SITE INFORMATION</p> <p>7. SITE INFORMATION</p> <p>8. SITE INFORMATION</p> <p>9. SITE INFORMATION</p> <p>10. SITE INFORMATION</p>	

PARKING CALCULATION

TYPE OF DEVELOPMENT	NO. OF SPACES	TYPE OF DEVELOPMENT	NO. OF SPACES
RETAIL	100	RETAIL	100
OFFICE	50	OFFICE	50
RESTAURANT	20	RESTAURANT	20
THEATER	10	THEATER	10
OTHER	10	OTHER	10
TOTAL	190	TOTAL	190



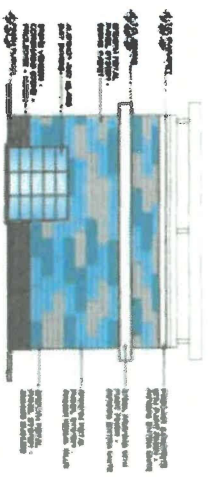
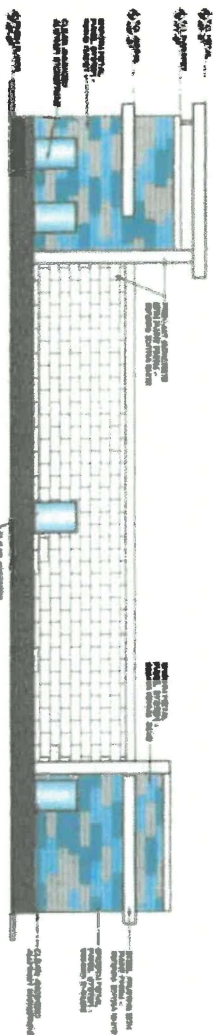


APN: 124-25-201-003





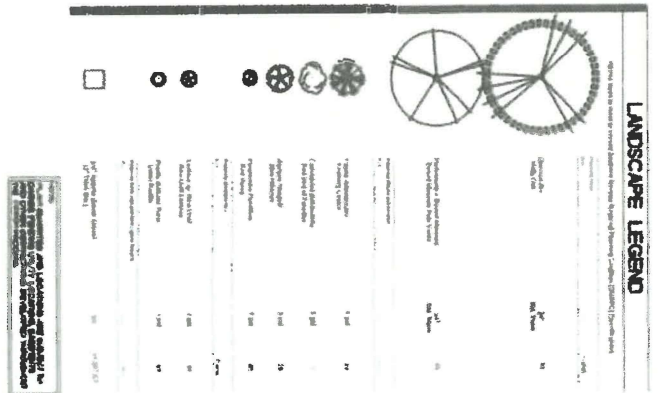
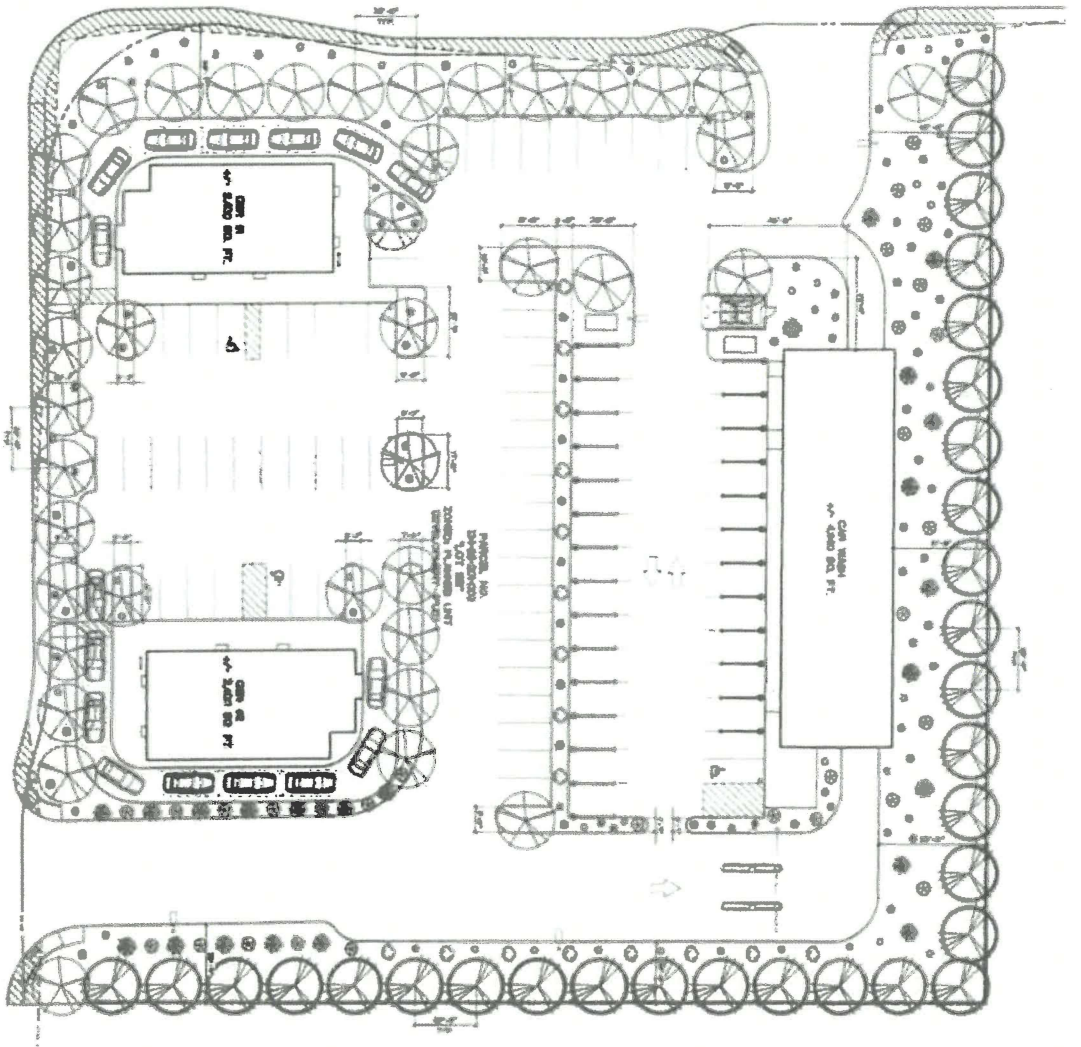
APN: 124-25-201-003



LOSEE & TROPICAL

E. TROPICAL PKWY

LOSEE RD



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"
11.28.2022
22039



NOTES

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.

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.

MAP LEGEND

Feature	Symbol	Code	Description
CONTOURING LIMIT		001	ROAD PAVEMENT NUMBER
AS PAVE PCT		1	PAVEMENT NUMBER
REARY OF VAW PCT		2	REAR OF VAW NUMBER
STUP SURFACE PCT		3	STUP SURFACE NUMBER
US 2+4		4	US 2+4 NUMBER
FLAT FLOORING NUMBER		5	FLAT FLOORING NUMBER
LOT NUMBER		6	LOT NUMBER
SECTION LINE		7	SECTION LINE
MECHANIC RAIL BOUNDARY		8	MECHANIC RAIL BOUNDARY
RAIL BOUNDARY		9	RAIL BOUNDARY
PAV BOUNDARY		10	PAV BOUNDARY
ROAD BOUNDARY		11	ROAD BOUNDARY
STREET BOUNDARY		12	STREET BOUNDARY
SECTION LINE		13	SECTION LINE

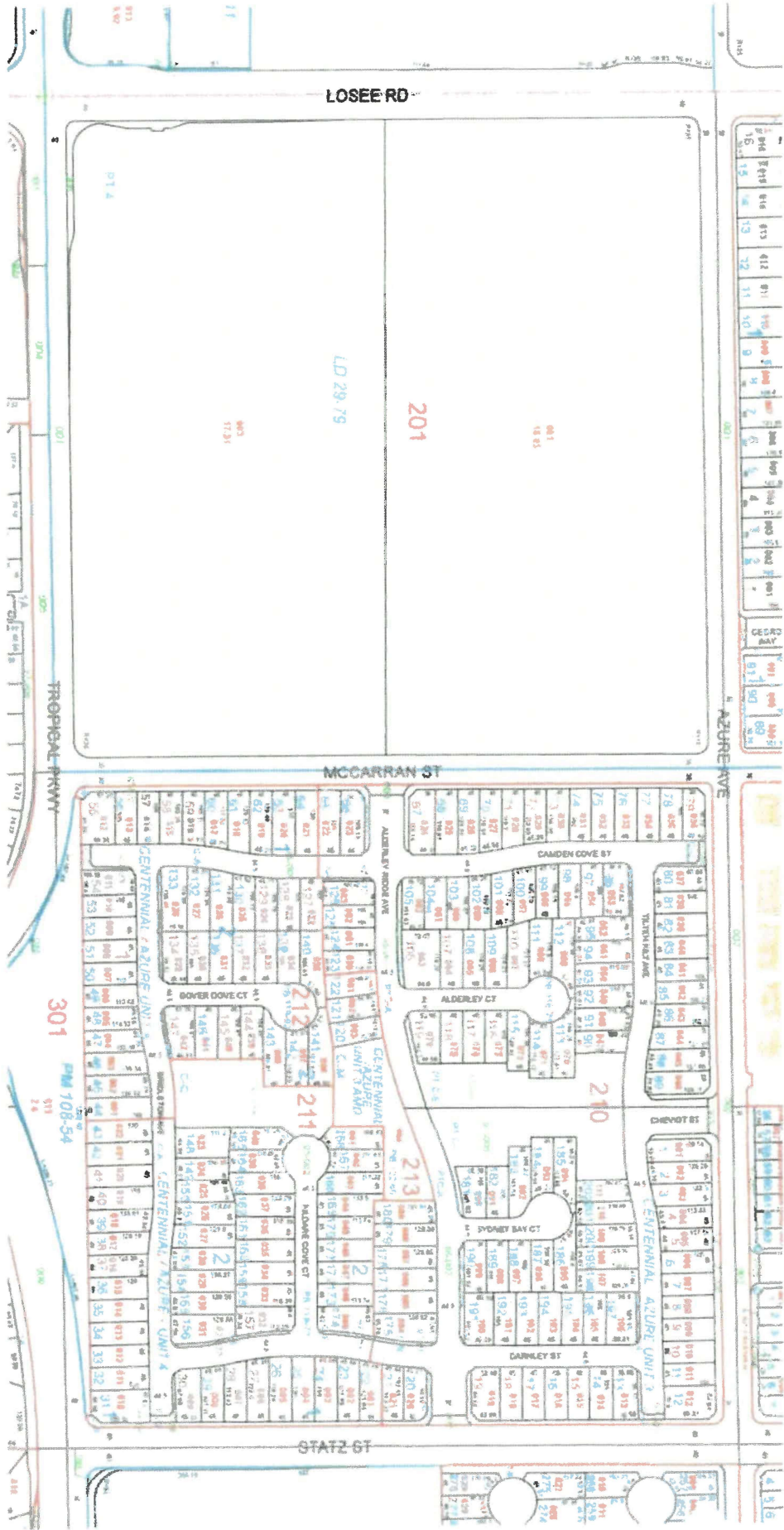
T19S R61E

100 101	102 10
125 124	123 12
126 125	140 14

Scale: 1" = 200'

6	6	4	2	2	6
7	7	6	66	11	11
42	47	66	75	66	63
14	20	61	20	7	66
26	66	66	27	66	66
34	32	66	66	66	66

0	4	8	4
8	1	5	1
6	2	6	2
7	3	7	3
5	4	8	4
3	1	5	1

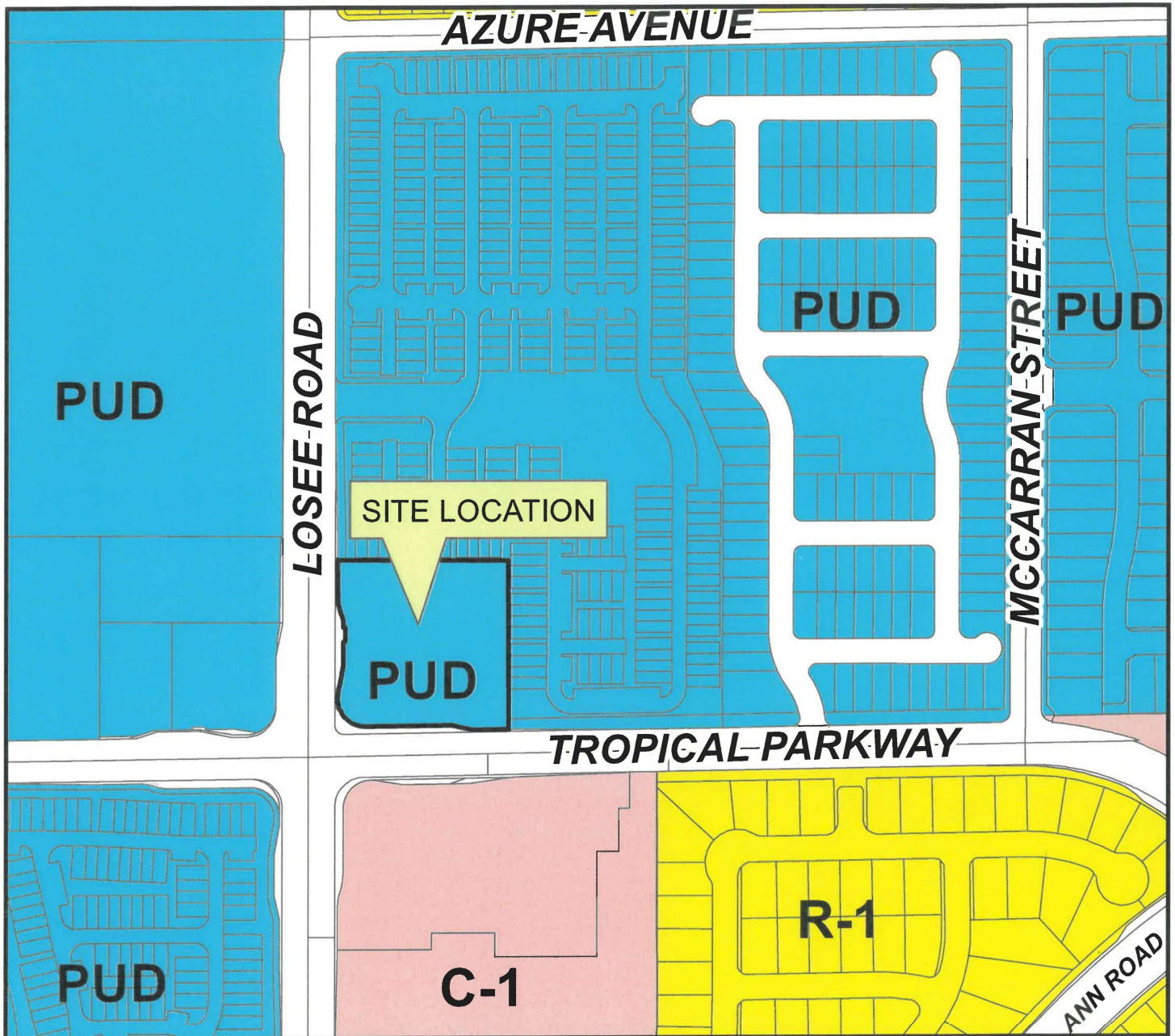


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: InterCapital Asset Management
Application: Final Development Plan
Request: An Extension Of Time To Allow A
Vehicle Washing Establishment and Two Fast Food Restaurants
Project Info: Northeast Corner of Tropical Parkway
and Losee Road
Case Number: FDP-25-2022

12/10/2024

