



Engineering • Planning
Surveying • Urban Design
Landscape Architectue

11/26/2024

City of North Las Vegas / City Hall
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, Nevada 89030

Reference: Comprehensive Plan Amendment
Letter of Intent for Centennial Losee
APNs# 124-26-501-019 & 020 Approx. 17.97 +/- acres.

Dear Mr. Saylor:

On behalf of our client Greystone Nevada LLC, we are pleased to provide information about the proposed Comprehensive Plan Amendment for the development known as Centennial Losee planned for the above referenced parcel numbers. This proposed development is located south of Centennial and west of Losee Road. The overall site is bifurcated by the existing Upper Las Vegas Trail and Flood Canal and comes to an end at the Centennial Lawrence Trailhead Park located on the north side of our site. The site is currently surrounded on the north by Single Family Low, Open Space and Community Commercial, to the South by Single Family Medium and Employment, and to the east and west by Single-Family Low.

We are requesting to change the Land Use Plan from Single Family Medium (up to 13 du) to Multi-Family (up to 25 du) to develop the site as a PUD Development, which is a companion item to this application. We feel this parcel is a perfect location for the Multi-Family designation, especially since this parcel has sat vacant, never having any development on it. This site has had its share of interest over the years, but no one has ever been able to make the site work. With the Community Commercial to the north and the Employment to the south and the bus routes in the area, this site is prime for a multi-family development.

We are respectfully requesting your favorable recommendation for the proposed Comprehensive Plan Amendment. We look forward to working closely with various City of North Las Vegas staff on the design of this development. Please feel free to contact me with any questions or concerns about this proposed development at (702)458-2551

Thank you for your consideration,


Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

Neighborhood Meeting Summary
Centennial Parkway / Losee Road
December 18, 2024


A neighborhood meeting was held on Wednesday, December 19, 2024 at 5:30 p.m. at the Alexander Library, located at 1755 West Alexander Road, Las Vegas, Nevada 89032. Lexa Green attended on behalf of the developer, along with a developer representative and Planning Commissioner Jimmy Vega. No neighbors were present.

This map is an 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.

ASSESSOR'S PARCELS - C

Briana Johnson - AS

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL.
	PMLD BOUNDARY		RIGHT OF WAY PCL.
	ROAD EASEMENT		SUB-SURFACE PCL.
	MATCH / LEADER LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PMLD BOUNDARY		
	SECTION LINE		

BOOK
T19S R61E

MAP
N2NE4

124-26-5

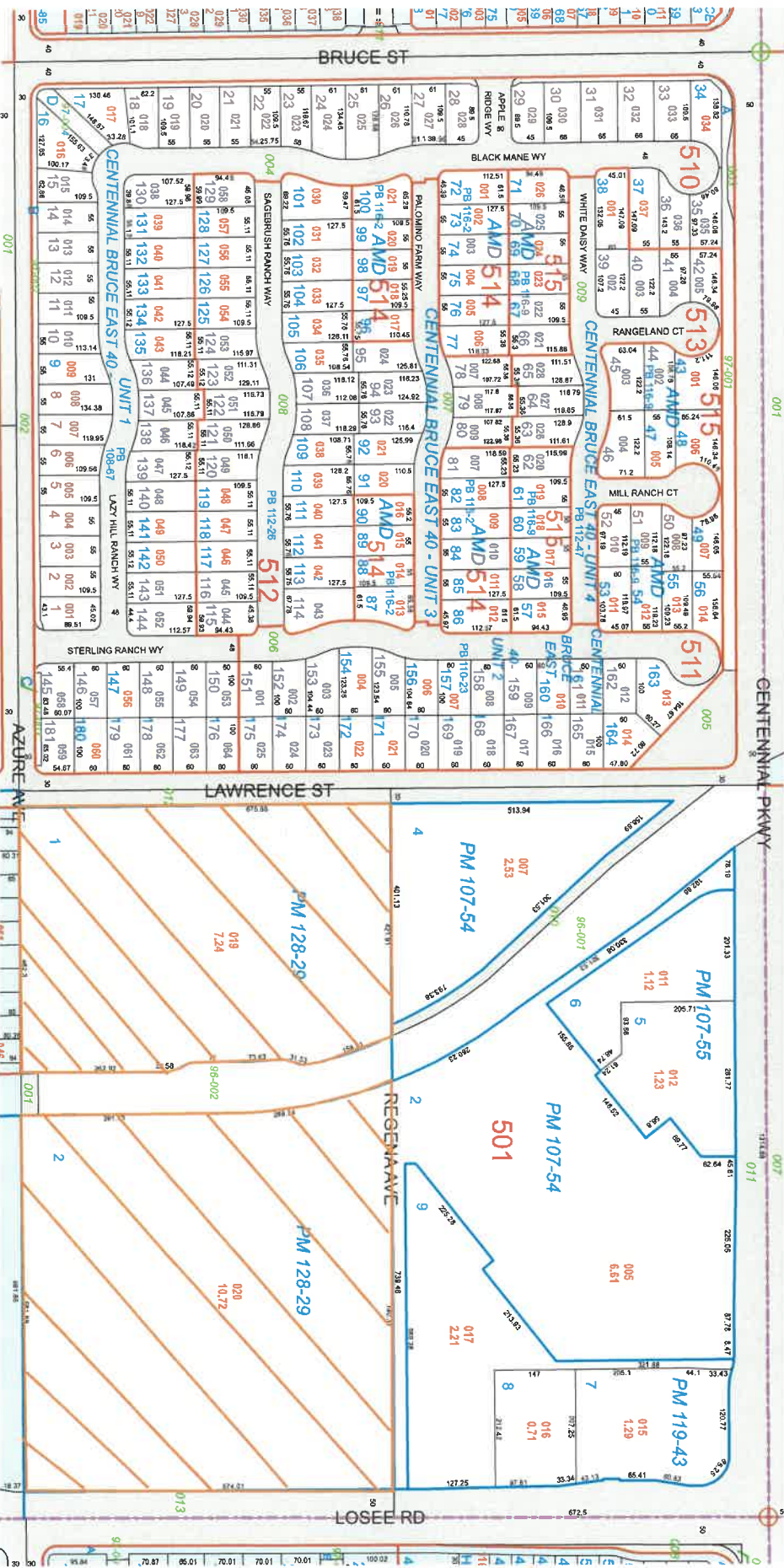
BOOK		T19S R61E	
SEC.		26	
MAP		N 2 NE 4	
100	101	102 11	
125	124	123 12	
138	139	140 14	

6	5	4	3	2	1
16	7	8	9	10	11
26	17	18	19	20	21
36	27	28	29	30	31
46	37	38	39	40	41
56	47	48	49	50	51

5	4	3	2	1
6	5	4	3	2
7	6	5	4	3
8	7	6	5	4
9	8	7	6	5

Scale: 1" = 200'

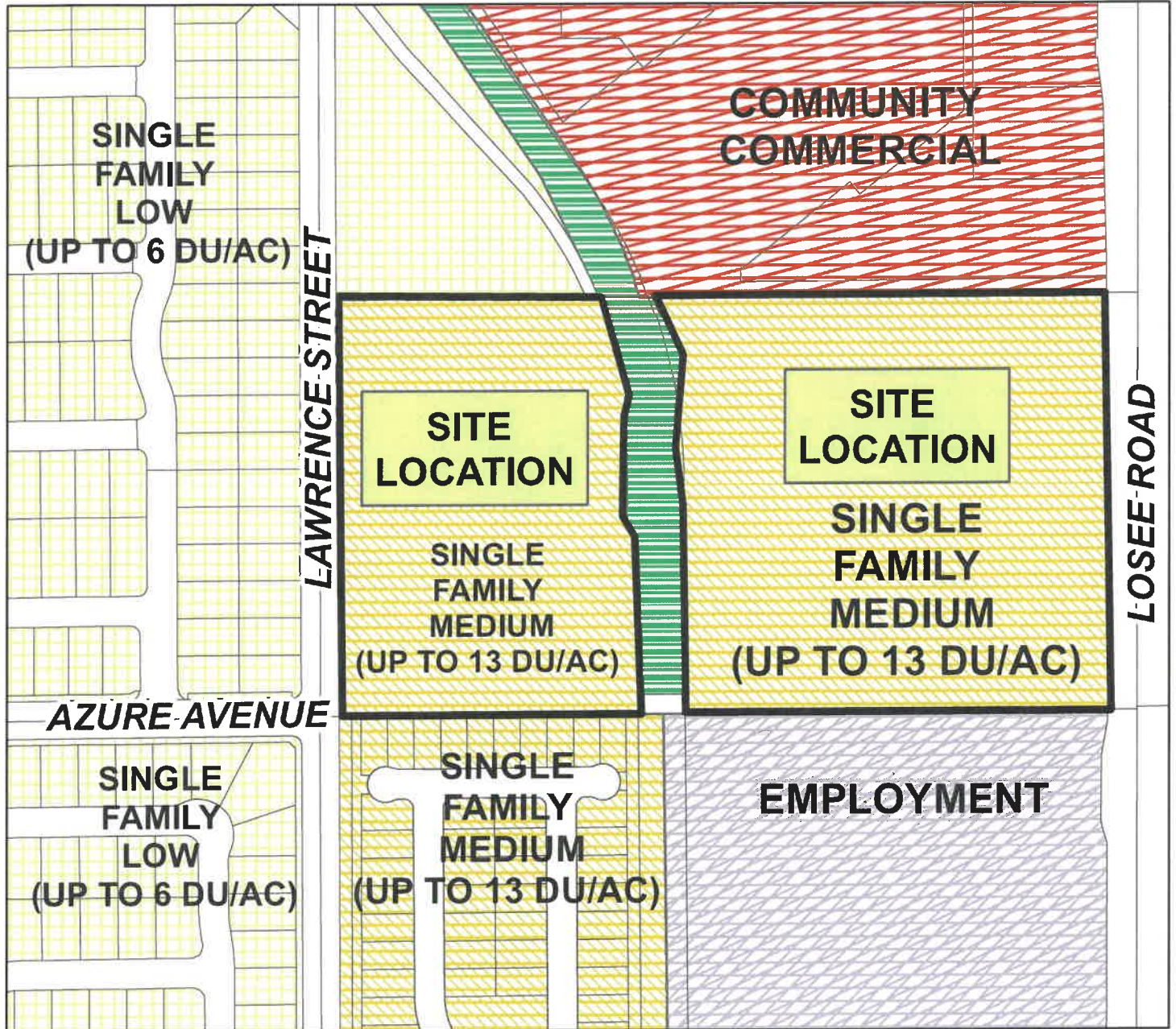
Rev: 6/27/2022





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



0 150 300 600 900 1,200 1,500 Feet

Applicant: Greystone Nevada, LLC
Application Type: Comprehensive Plan Amendment
Request: Change from Single-Family Medium to Multi-Family
Project Info: Northwest Corner of Losee Road and Azure Avenue
Case Number: AMP-09-2024

00/00/2022

