



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 dua) to Multi-Family (up to 25 dua) 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

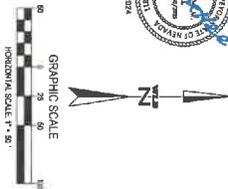
Thank you for your consideration,


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

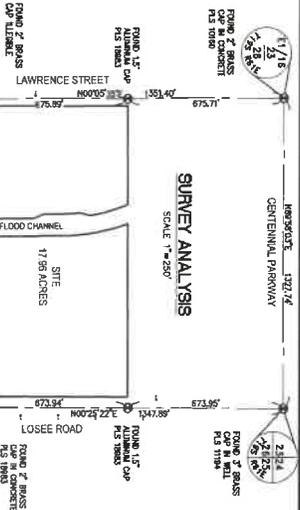
BOUNDARY TOPO

CENTENNIAL LOSEE

BEING PORTIONS OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.



SURVEY ANALYSIS



SURVEYOR'S NOTES

THIS INSTRUMENT AND THE ESTABLISHMENT THEREON ARE BASED UPON INFORMATION CONTAINED IN THE RECORDS OF THE CLARK COUNTY ENGINEERING DEPARTMENT, COMMENCEMENT DATE JULY 22, 2024 AT 7:30 A.M. BY FIRST AMERICAN TITLE COMPANY, A DIVISION OF THE SOUTHWEST WESTERN TITLE COMPANY, INC. (S.W. TITLE).

BASIS OF BEARINGS

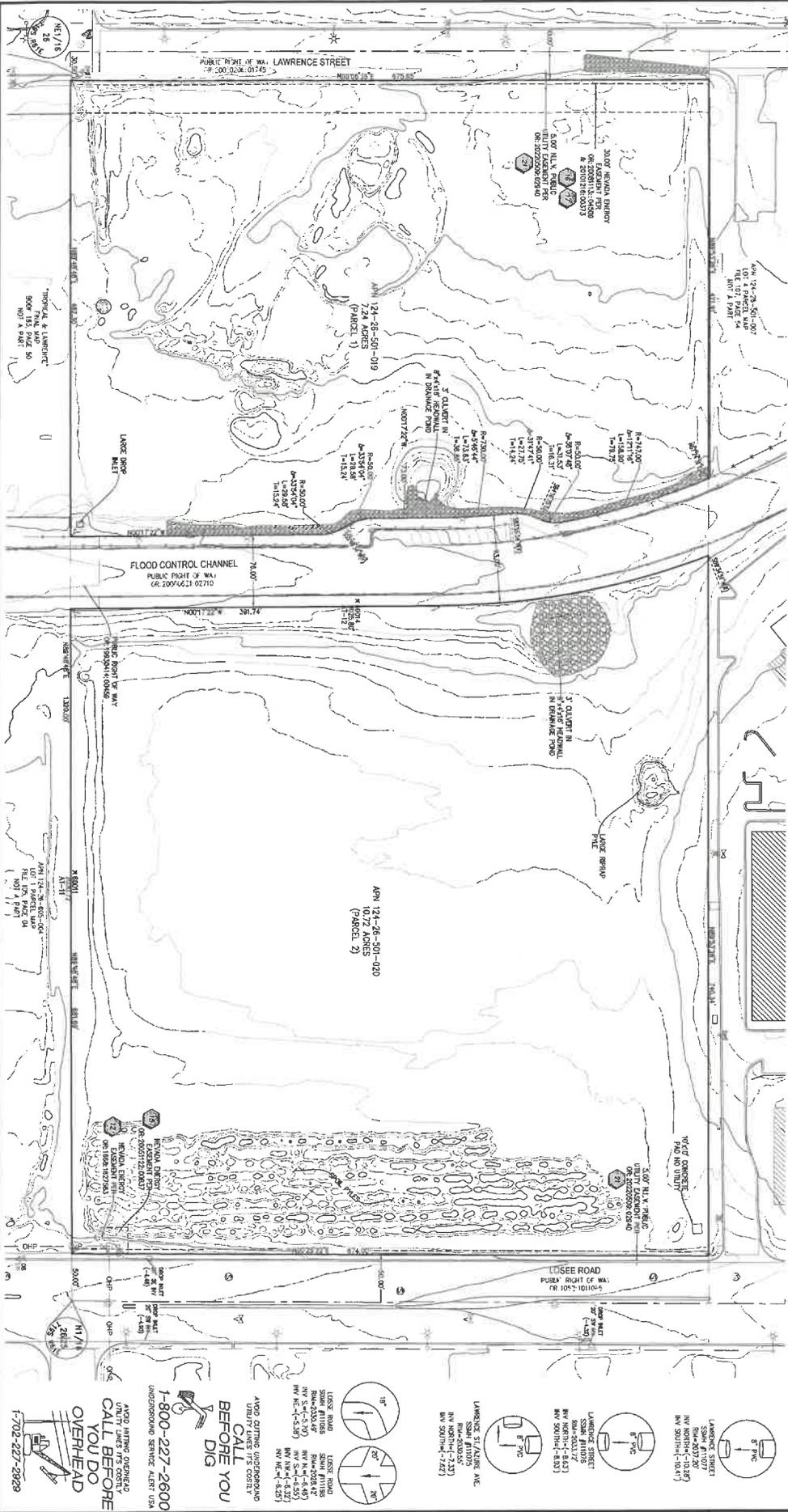
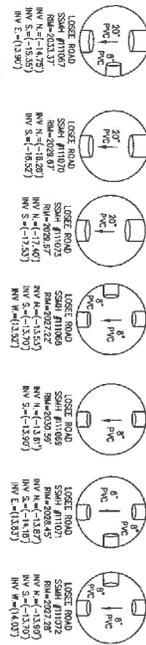
NORTH 89°30'00" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THE PARCEL MAP RECORDED IN THE 2024 PLAT BOOK 29, SPANISH DESERTS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF NORTH LAS VEGAS BLM#49 6221.881 METERS/2041.30 FEET SECTION 26, TOWNSHIP 19 RANGE 61, DESK STAND, NORTH LAS VEGAS, NV AND NAD83/2011 2007, SET IN TOP OF CURB, LOCATED AT THE INTERSECTION OF THE SOUTHWEST WESTERN TITLE COMPANY'S INTERSECTION OF THE 2024 PLAT BOOK 29, SPANISH DESERTS, CLARK COUNTY, NEVADA.

REFERENCE MAPS

- BOOK 183, PAGE 50 OF PLATS MAPS
- FILE 102, PAGE 28 OF PARCEL MAPS
- FILE 107, PAGE 34 OF PARCEL MAPS



1-800-227-2600
 AVOID HITTING OVERHEAD
 CALL BEFORE YOU
 OVERHEAD
 1-702-227-2829

PROJECT: CENTENNIAL LOSEE KB HOMES	SHEET TITLE: BOUNDARY TOPO	The WLB Group WLB Engineers • Landscapes • Agriculture Planning • Urban Design • Surveying Other services in Las Vegas, Nevada, and Reno, Phoenix, and Portland, Alaska 204 LAS VEGAS, NV 89120 (702) 458-2551	NO. DATE REVISION BY //PROVAL
DATE: OCTOBER 21, 2023	CHECKED BY: [Signature]		
DRAWN BY: [Signature]	DESIGNED BY: [Signature]		
SHEET 1 OF 2	DRAWING		

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
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KAEMPFER

CROWELL

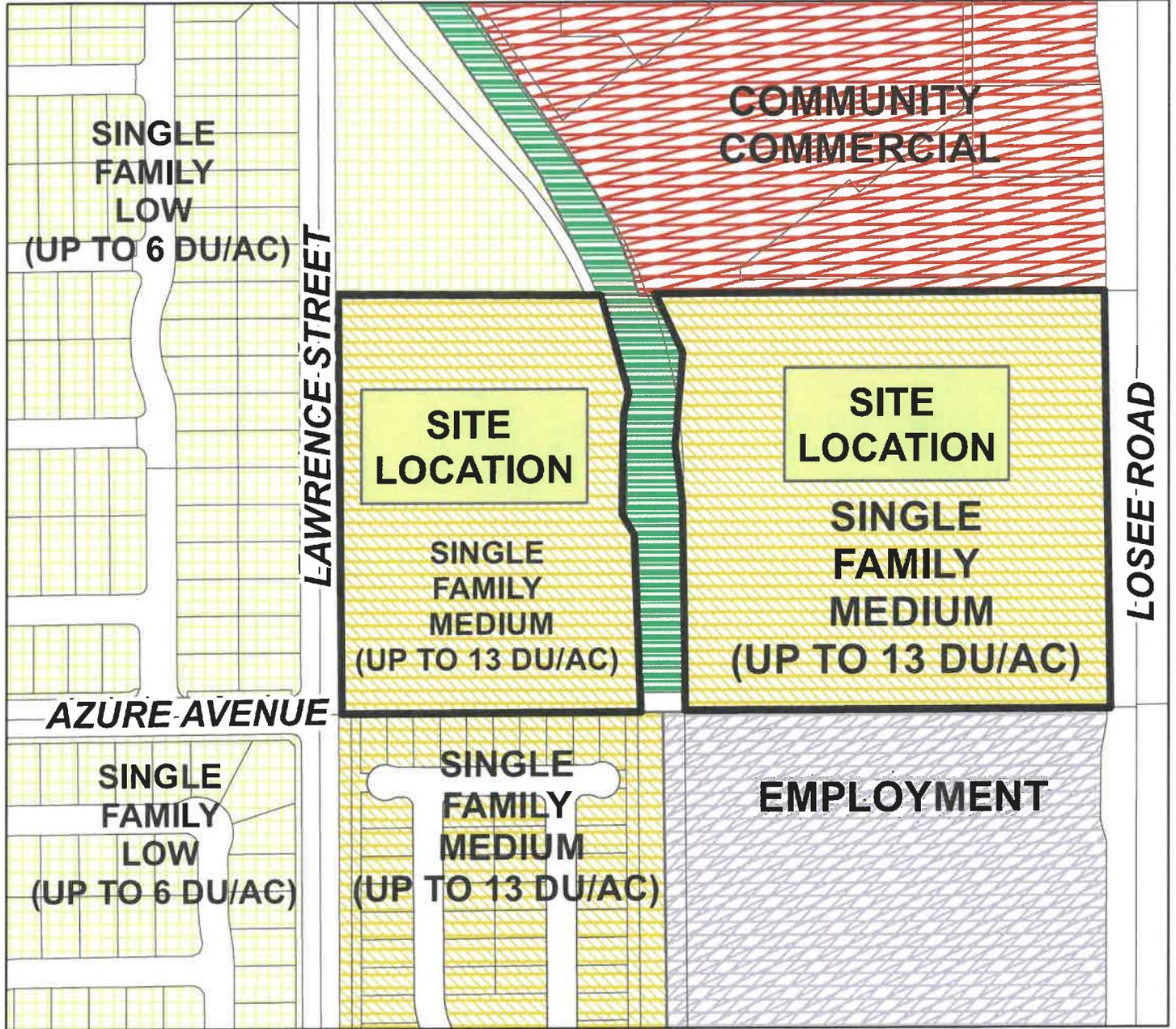
Neighborhood Meeting Summary
Centennial Parkway / Losee Road
December 18, 2024

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.



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



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

