

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-24-2024 **Centennial Losee**
Date: February 24, 2025

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-20-2024.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=jlove@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Development & Flood
Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2025.02.24 09:53:01-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

1/28/2025

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

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

Dear Staff:

On behalf of our client Greystone Nevada LLC, we are pleased to provide information about the proposed Tentative Map and Final Development Plan 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 have submitted AMP-09-2024 and ZN-20-2024 on 11/26/24 to reclassify 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. AMP-09-2024 is being heard at the 2/19/25 City Council Meeting with ZN-20-2024 being heard on the 3/19/2024 due to a continuance on the zoning 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.

Based on the information provided above, we are submitting this 288-unit Tentative Map application for review and approval. The site, as stated above, is bifurcated by the natural location of the flood way, this has divided the development into two separate parcels each with its own parcel number. Therefore, we designed the development to function as two individual standalone parcels with one developer. The parcel to the west is a duplex condominium product that resembles more closely a single-family development. The parcel to the east is comprised of large condominium buildings which more closely resembles a multi-family development. We feel these two variations blend better with the surrounding developments. A neighborhood meeting was held for the AMP and ZN applications of which

the only person in attendance was the Planning Commissioner for the district, it should be noted that no neighbors were in attendance.

The West Parcel: (duplex condominiums)

This parcel contains 96 duplex condominium units on 7.24 acres with a density of 13.26 units per acre. The development is designed with one long gated entry to the site along with an emergency fire access point located north of the entry, due to the parcel location and configuration all access is taken from Lawrence Street. The internal private drives are designed at 34' wide from b/c to b/c with no sidewalk being proposed along the drive aisles, all the pedestrian access will be located between the buildings and as requested by the CNLV these sidewalks will be 6' wide. The site has been designed with 236 parking spaces where 192 parking spaces are required and with 23,218 s.f. of open space where 57,600 s.f. of open space is required. The site is located directly adjacent to the Centennial Lawrence Trailhead Park and provides a 20' wide trail along the floodway connecting the trailhead park to the rest of the trail that heads south from the park. Since the code allows for a reduction of required open space in cases where the site is located within 500 feet of an improved park, and the Centennial-Lawrence Trailhead is located directly north of the proposed project, we feel the reduction in open space is warranted.


The East Parcel: (8-plex and 4-plex condominium buildings)

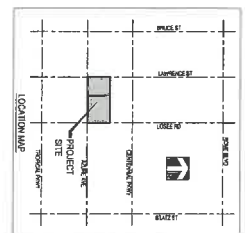
This parcel contains 192 condominium units located within twenty-six (26) 8-plex and 4-plex buildings on 10.73 acres with a density of 17.89 units per acre. The development is designed with one long gated entry to the site along with an emergency access point to the north of the main entry, due to the parcel location and configuration all access is taken from Losee Road. The internal private drives are designed at 34' wide from b/c to b/c with no sidewalk being proposed along the drive aisles, all the pedestrian access will be located between the buildings and as requested by the CNLV these sidewalks will be 6' wide. The site has been designed with 514 parking spaces where 517 parking spaces are required and with 77,872 s.f. of open space where 76,800 s.f. of open space is required. So, this site can stand alone based on the required and provided parking and open space being provided.

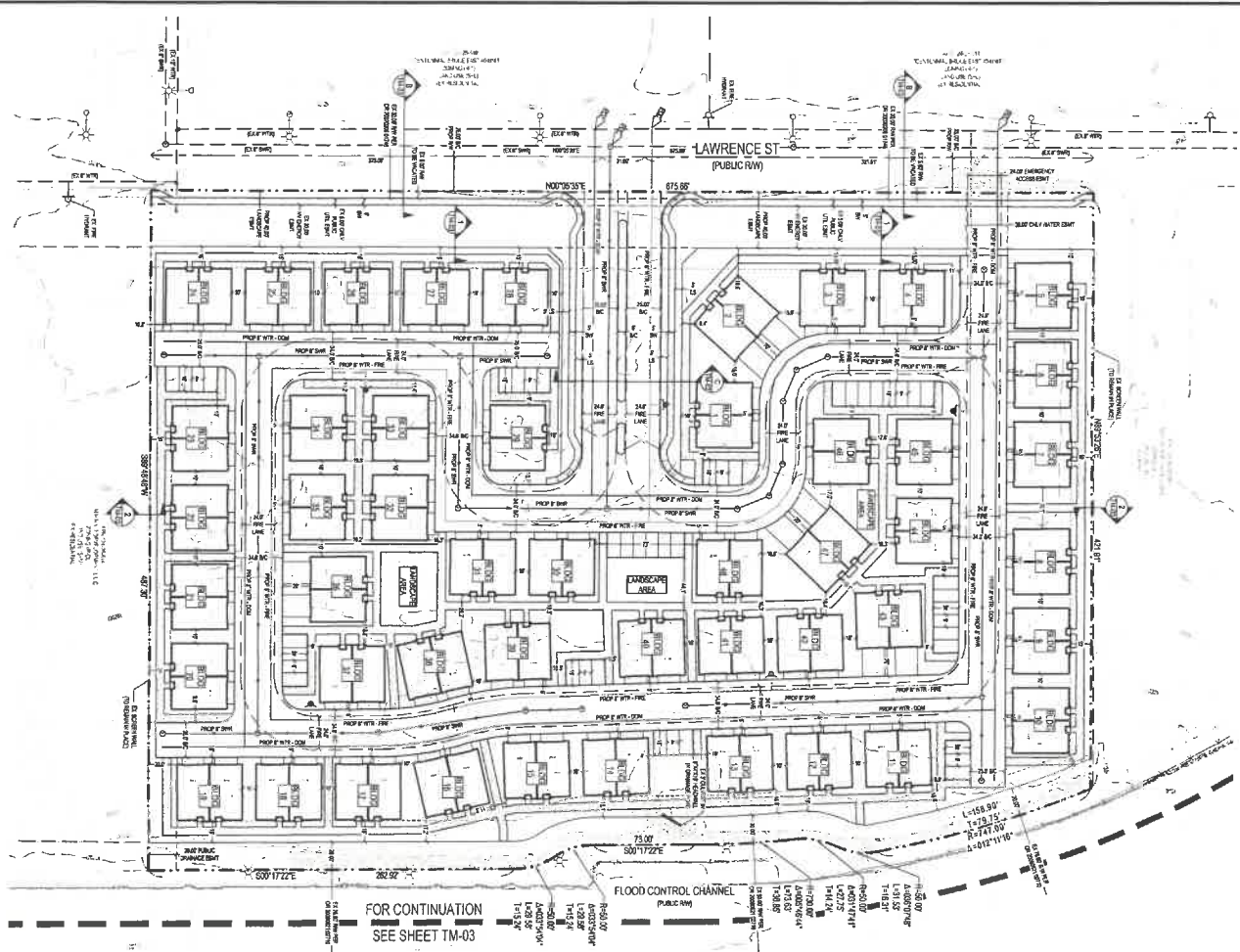
We have included with this submittal an open space exhibit showing the location of the open space provided and size of each area for your convenience and has been plotted to 40 scale for your convenience.

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

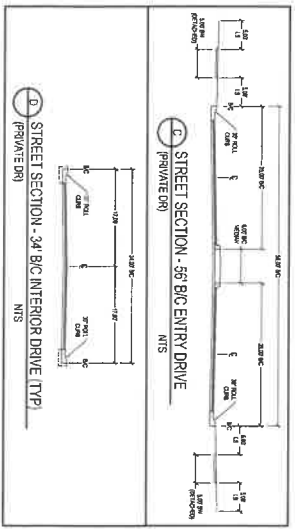
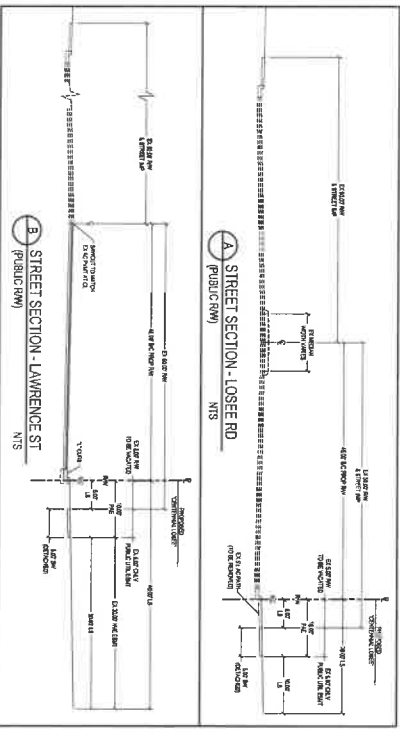
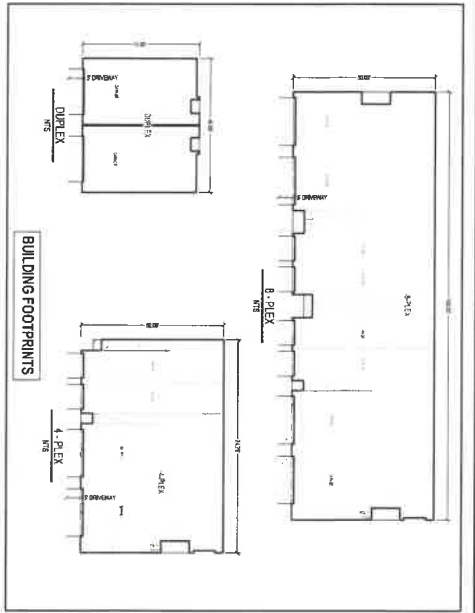
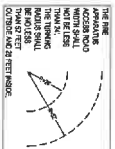
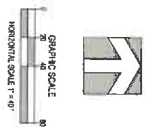
Thank you for your consideration,


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

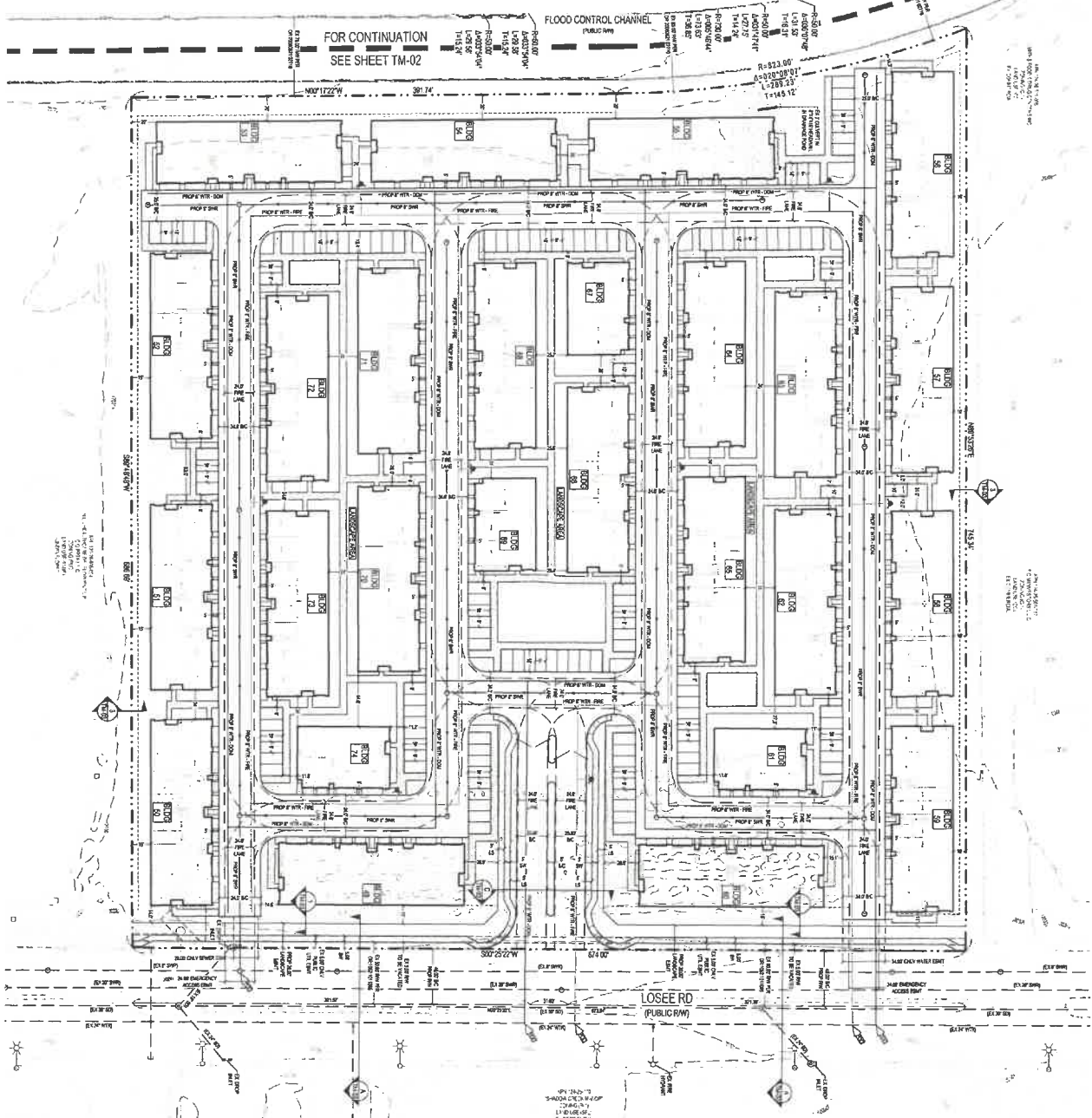
[illegible]



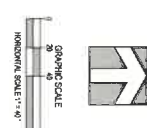
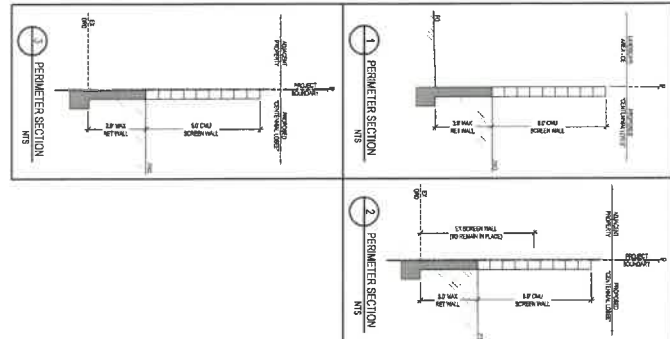
FOR CONTINUATION
SEE SHEET TM-03



| | | | | | |
|---|---------------------------------------|---|---|--|--|
| PROJECT CENTENNIAL LOSEE A MULTI-FAMILY DEVELOPMENT CITY OF NORTH LAS VEGAS | | SHEET TITLE TENTATIVE MAP (WEST PORTION) | | The WLB Group WLB Engineering • Landscape Architecture Planning • Urban Design • Surveying Offices located in Las Vegas, Nevada and Tucson, Phoenix, and Flagstaff, Arizona. 3883 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV, 89120 (702)468-2851 | |
| PROJECT NO. 2020-001 DRAWN BY J. L. B. / J. L. B. CHECKED BY J. L. B. / J. L. B. DATE 01/27/2025 | SHEET TM-02 SHEET 2 OF 3 | NO. DATE REVISION BY APPROVAL | PROFESSIONAL SEAL J. L. B. / J. L. B. 1/27/2025 | | |



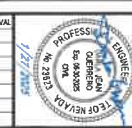
PROJECT NO. 2024-001
SHEET NO. 3 OF 3
DATE: JANUARY 27, 2025
DRAWN BY: MGB/DTB
CHECKED BY: DCS



| <div>PROJECT PROJEC NO 4240242-A-001 BOULEVARD, N CITY OF NV, 2025 DRAWN BY DTS CHECKED BY DMS</div> <div>CENTENNIAL LOSEE MULTI-FAMILY DEVELOPMENT CITY OF NORTH LAS VEGAS</div> | | <div>SHEET TITLE TENTATIVE MAP (EAST PARCEL)</div> | <div>The WLB Group WLB Engineering & Landscape Architecture Planning & Urban Design • Surveying Offices located in Las Vegas, Phoenix, and Tucson, Arizona, and Flagstaff, Arizona 5845 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV, 89120 (702)458-2551</div> | <table><thead><tr><th>NO.</th><th>DATE</th><th>REVISION</th><th>BY</th><th>APPROVAL</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> | NO. | DATE | REVISION | BY | APPROVAL | | | | | | | | | | | | | | | | | | | | |
|--|------|--|---|--|-----|------|----------|----|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| NO. | DATE | REVISION | BY | APPROVAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

1/21/2025

PROFESSIONAL ENGINEER
No. 44363
N. 20213
JAMES A. WILSON
TECHNICAL







FOR CONTINUATION
SEE SHEET EX-01

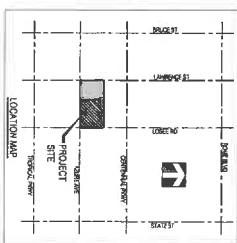
FLOOD CONTROL CHANNEL
(PUBLIC RM)

PROJECT: CENTENNIAL LOSEE
DATE: 02/24/2025
BY: [Signature]

PROJECT: CENTENNIAL LOSEE
DATE: 02/24/2025
BY: [Signature]

PROJECT: CENTENNIAL LOSEE
DATE: 02/24/2025
BY: [Signature]

LOSEE RD
(PUBLIC RM)



Revised
02/24/2025 8:07:22 AM
T-MAP-24-2024 - Received on 2/24/2025

GRAPHIC SCALE
1" = 40'
HORIZONTAL SCALE 1" = 40'



| <div>PROJECT NO. 423002-A-001</div> <div>DATE January 28, 2025</div> <div>DESIGNED BY MOS</div> <div>CHECKED BY MOS</div> <div>SHEET EX-02</div> <div>SHEET 2 OF 2</div> | | <div>PROJECT</div> <div>CENTENNIAL LOSEE</div> <div>A MULTI-FAMILY DEVELOPMENT</div> <div>CITY OF NORTH LAS VEGAS</div> | | <div>SHEET TITLE</div> <div>OPEN SPACE EXHIBIT</div> <div>(EAST PARCEL)</div> | <div>The WLB Group</div> <div>WLB</div> <div>Engineering + Landscape Architecture Planning + Urban Design + Surveying Groves located in Las Vegas, Nevada and Tucson, Phoenix and Flagstaff, Arizona 3663 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV, 89120 (702)458-2551</div> | <table><tr><th>NO.</th><th>DATE</th><th>REVISION</th><th>BY</th><th>APPROVAL</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> | NO. | DATE | REVISION | BY | APPROVAL | | | | | |
|--|------|---|----|---|--|--|-----|------|----------|----|----------|--|--|--|--|--|
| NO. | DATE | REVISION | BY | APPROVAL | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 02/03/2025 Application Number T-MAP-24-2024 Entity NLV

Company Name Greystone Nevada, LLC

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702)417-2470 Email _____

Project Name Centennial Losee

Project Description Develop 288 total units (96 duplex condo's) & 192 (8 & 4-plex units) located on E Centennial Pkwy & Losee Road 17.97 gross acres

APN's 124-14-211-002

| Student Yield | Elementary School | Middle School | High School |
|----------------------------|-------------------|---------------|--------------|
| Single-Family Units (1) | x 0.137 = 0 | x 0.078 = 0 | x 0.125 = 0 |
| Multi-Family Units (2) 288 | x 0.120 = 35 | x 0.060 = 18 | x 0.078 = 23 |
| Resort Condo Units (3) | | | |
| Total | 35 | 18 | 23 |

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

*To be completed by CCSD

| Schools Serving the Area* | | | | | |
|---------------------------|-------------------------|-------|----------|------------|-----------|
| Name | Address | Grade | Capacity | Enrollment | Site Date |
| Hayden, Don E. ES | 150 West Rome Blvd | K-5 | 658 | 775 | 01/01/25 |
| Duncan, Ruby ES | 250 W. Rome Blvd | K-5 | 629 | 730 | 01/01/25 |
| Cram, Brian, & Teri MS | 1900 W. Deersprings Way | 6-8 | 1514 | 1424 | 01/01/25 |
| Legacy HS | 150 W. Deer Springs Way | 9-12 | 2477 | 2625 | 01/01/25 |
| | | | | | |
| | | | | | |

* **CCSD Comments** Hayden, Don E. ES, Duncan, Ruby ES, & Legacy HS are over program capacity for the 2024-2025 school year. Hayden, Don E. ES is 117.78% over program capacity, Duncan, Ruby ES is 116.06% over program capacity, & Legacy HS is 105.97% over program capacity.

This map is for 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.

Briana Johnson - Assessor

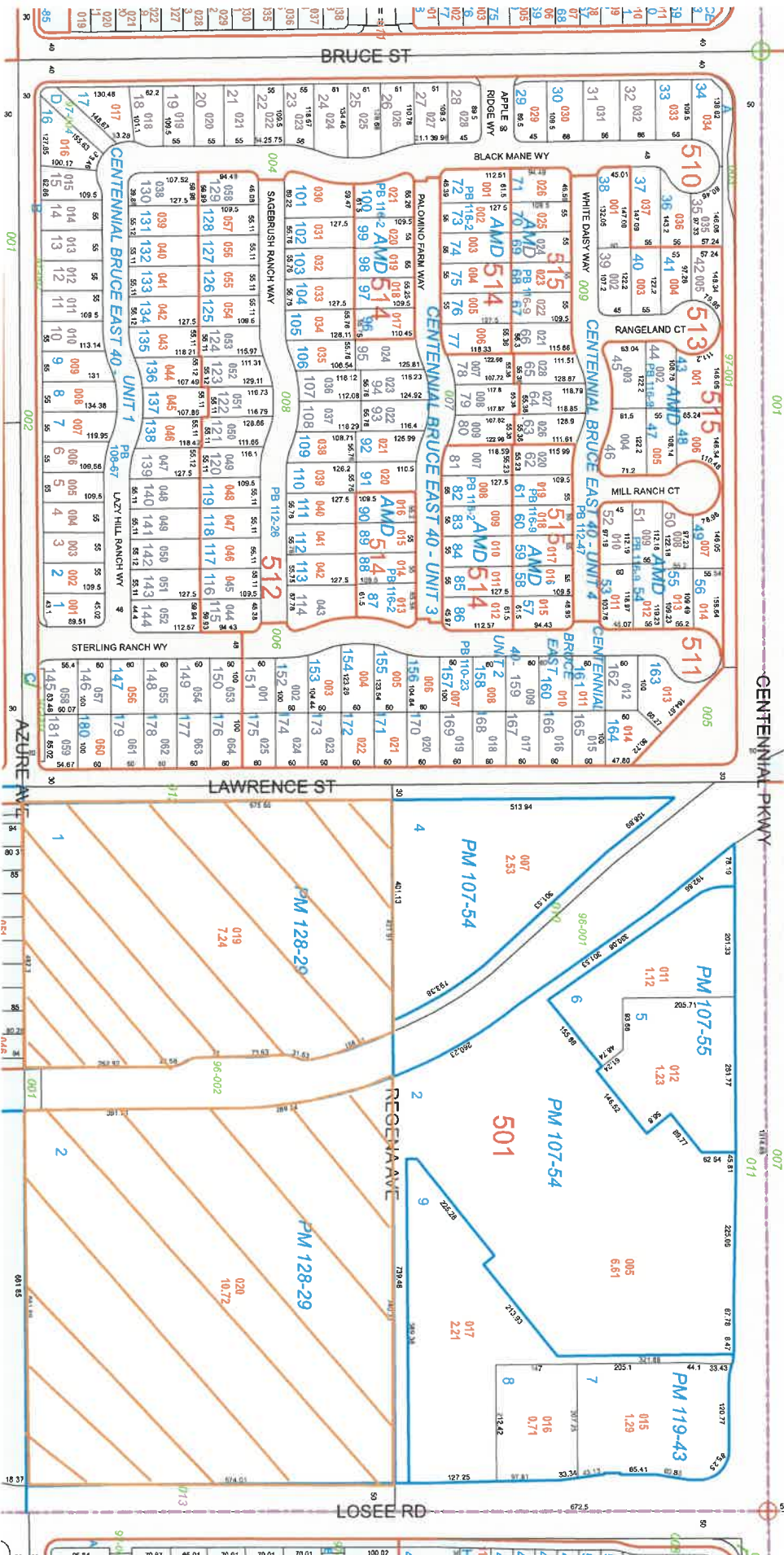
| | | |
|-----|-----|-------|
| 100 | 101 | 10210 |
| 125 | 124 | 12312 |
| 138 | 139 | 14014 |

Scale: 1" = 200'

| | | | | | |
|----|----|----|----|----|----|
| 6 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 17 | 16 | 15 | 14 | 13 |
| 19 | 28 | 31 | 22 | 23 | 24 |
| 20 | 29 | 33 | 27 | 28 | 25 |
| 31 | 22 | 33 | 34 | 26 | 26 |

Rev: 6/27/2022

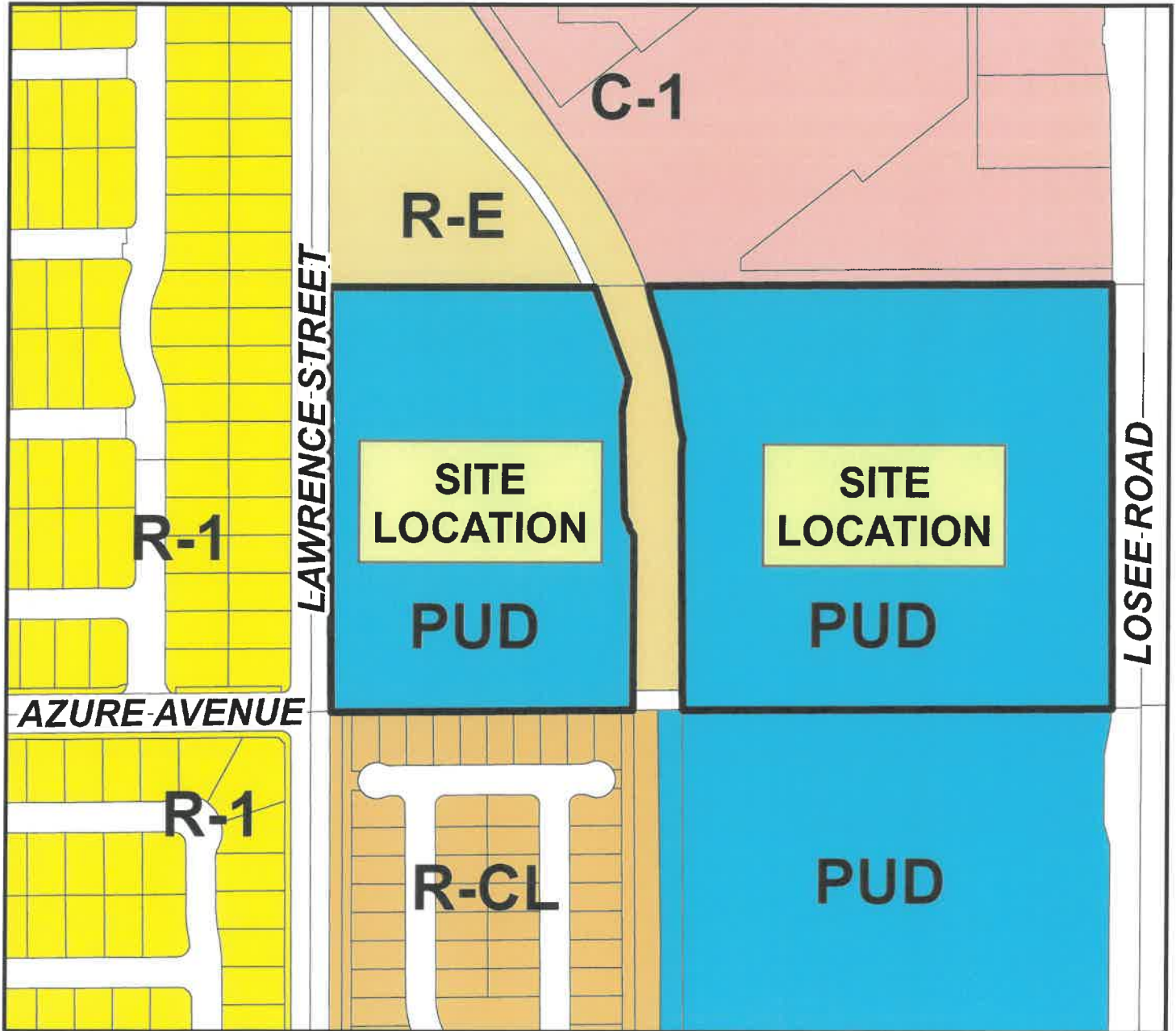
| | | | |
|---|---|---|---|
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Greystone Nevada, LLC
Application Type: Tentative Map
Request: To Allow 288-lot Multi-Family Dwelling Units
Project Info: Northwest Corner of Losee Road
and Azure Avenue
Case Number: T-MAP-24-2024

2/5/2025

