ORDINANCE NO. 3084

AN ORDINANCE RELATED TO ZONING; AMENDING A PORTION OF ORDINANCE NO. 1226; AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-13-2021, MIXED USE DEVELOPMENT AT THE NWC OF CRAIG AND BRUCE) TO ALLOW COMMERCIAL AND LIGHT INDUSTRIAL USES ON APPROXIMATELY 20.5 ACRES, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND BRUCE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3084, the following described parcel of land shall be reclassified as follows:

THE NEW PLANNED UNIT DEVELOPMENT DISTRICT (ZN-13-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

139-02-215-001

LOT ONE (1) OF CRAIG INTERSTATE PLAZA 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 66 OF PLATS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER DESCRIBED AS PARCEL ONE (1) ON THAT CERTAIN RECORD OF SURVEY IN FILE 170 OF SURVEYS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SECTION 2: The Planned Unit Development (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. Final Development Plans will be required for each phase of development.

3. A minimum eighteen (18) foot landscape buffer shall be provided between the subject site

and adjacent residential homes to the north. The buffer shall contain at a minimum a double offset row of trees planted twenty (20) feet on center and shrubs.

4. Within the landscape buffer along the northern property line, trees shall not be planted within six feet of the northern or southern edge of the landscape buffer.

5. Only permitted uses in the M-1, Business Park Industrial District shall be allowed in the buildings for the northern portion of the development. Uses requiring a special use permit may be permitted if a special use permit is approved by the Planning Commission. However, exterior storage of goods and materials shall be prohibited.

6. Only permitted uses of the C-2, General Commercial District shall be allowed in the buildings for the southern portion. Uses requiring a special use may be permitted if a special use permit is approved by the Planning Commission. However, the following uses are considered principally permitted:

    a. The full "On-Sale" of alcoholic beverages in conjunction with a full-service restaurant.

Public Works:

7. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.

8. Approval of a drainage study is required prior to submittal of the civil improvement plans.

9. The property owner is required to grant a roadway easement for commercial driveways.

10. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.

11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.

12. Right of way dedication and construction of a bus turn-out with exclusive right turn lane is required on Craig Road west of Bruce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.

13. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets* and/or *Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:

    a. Bruce Street (sidewalk)

14. 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. A queuing analysis may be required.

15. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines,

existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

16. Within the Public Utility Easements (including PUE document #: 20111110-0002005), the property owner shall continually maintain all property improvements without limitation, including all landscape improvements and all surface improvements. To the extent the City disturbs the soil for maintenance/repair of the facility, the City shall return the soil to the surface grade, but the City shall not restore the landscape, irrigation and surface improvements, which restoration shall be the responsibility of the property owner.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 21 day of July, 2021.

AYES: Mayor Lee, Mayor Pro Tempore Cherchio, Council Members Black, Barron, and Goynes-Brown

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

MARIE E. PURCELL, CMC, ACTING CITY CLERK

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: FDP 07-2021 **Mixed Use Development at the NWC of Craig and Bruce**
Date: July 08, 2021

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 13-21.

FOR Duane McNelly, Land Development Coordinator
Department of Public Works

FDP LETTER OF INTENT

DESIGN GROUP
10801 West Charleston Blvd. | Suite 530
Las Vegas, Nevada 89135
702-460-8891
www.forza-lv.com

Attention: City of North Las Vegas Comprehensive Planning Department
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89030

RE: Letter of Intent – NWC of Craig Road and Bruce Street – Final Development Plan – Phase One. APN: 139-02-215-001

To Whom It May Concern:

On behalf of our client, Siena Holding Management Co. LLC, we respectfully submit this Letter of Intent for the subject property located at the NWC of Craig Road and Bruce Street. The Final Development Plan submission in this application is for Phase One, comprised of approximately 6.55 AC.

The entire site is located on approximately twenty and one-half (20.5) acres (APN: 139-02-215-001). The applicant has submitted amendments to run concurrently; 1. amendment to the comprehensive plan from Community Commercial to Employment and 2. amend the existing PUD.

OVERALL SITE DESCRIPTION

The subject property is vacant and located at the northwest corner of Craig Road and Bruce Street. The site is accessible from three (3) separate sides; the eastern property line is bound by Bruce Street, the western boundary is Donna Street, the southern boundary is Craig Road and to the north property line, a single-family residential development exists.

The overall site is approximately twenty and one-half (20.5) acres, and the applicant is proposing a mixed-use development comprised of a total of eight (8) buildings with commercial uses along the frontage of Craig Road. The frontage pads utilize about eight and one-half (8.5) acres of the site, and are retail/restaurant service-oriented in nature. The rear buildings are being proposed as M-1 (Business Park) type uses, which incorporate twelve (12) acres of the site. The project site is conveniently located near the I-15 intersection and the Craig Road corridor which is adjacent to the major arterial

of North 5th Street. The impact of traffic with the proposed mixed-use project will be complimentary to the surrounding area, while the physical site design serves to mitigate any delivery and/or traffic access to adjacent residential by providing multiple points of ingress/egress off of Craig Road.

The project site has submitted for an early grading permit and the entire site will be graded all at once, with contour grading, pads and utilities pulled for future tenants. The phasing plan will allow for each tenant, or for multiple tenants, to submit a final development plan (FDP) independently of each other, if necessary. The intent is to have the entire site (20.5 AC) developed and construction completed by May 2023. The six (6) commercial pads on the frontage of Craig Road currently have 5 leases in place varying from "quick serve restaurants" (QSR's) to fast-casual / "sit down" dining.

PHASE ONE DEVELOPMENT

Phase One of the development is Building 7 situated on approximately 6.55 AC, and will have an M-1 type building on the parcel. The single-story building is approximately 100,374 SF and will be comprised of warehouse and office components. The warehouse component will be approximately 70,424 SF, and the office portion will be approximately 29,929 SF. The building is intended for a R&D type use.

LANDSCAPE PLAN FOR PHASE ONE

Waiver Request from Standard - The applicant is requesting a reduction of 2 feet in the landscape buffer (at the north property line) where 20 feet is normally required.

There is an existing sewer line and easement running along the on the northern property line that will prevent the required buffer of twenty feet (20'-0") of landscaping between a residential use and commercial use. The requested eighteen-feet (18'-0") of landscape buffer adjacent to the north property line will provide more than an adequate buffer from the project site. Proposed plantings will be as follows: two rows of trees planted, ten feet (10'-0") on-center, staggered and fifty- percent (50%) ground coverage for the entire length of the north property line extending from Bruce St. to Donna St. (east to west).

Please reference the landscape plan for recommended plant materials.

Conclusion

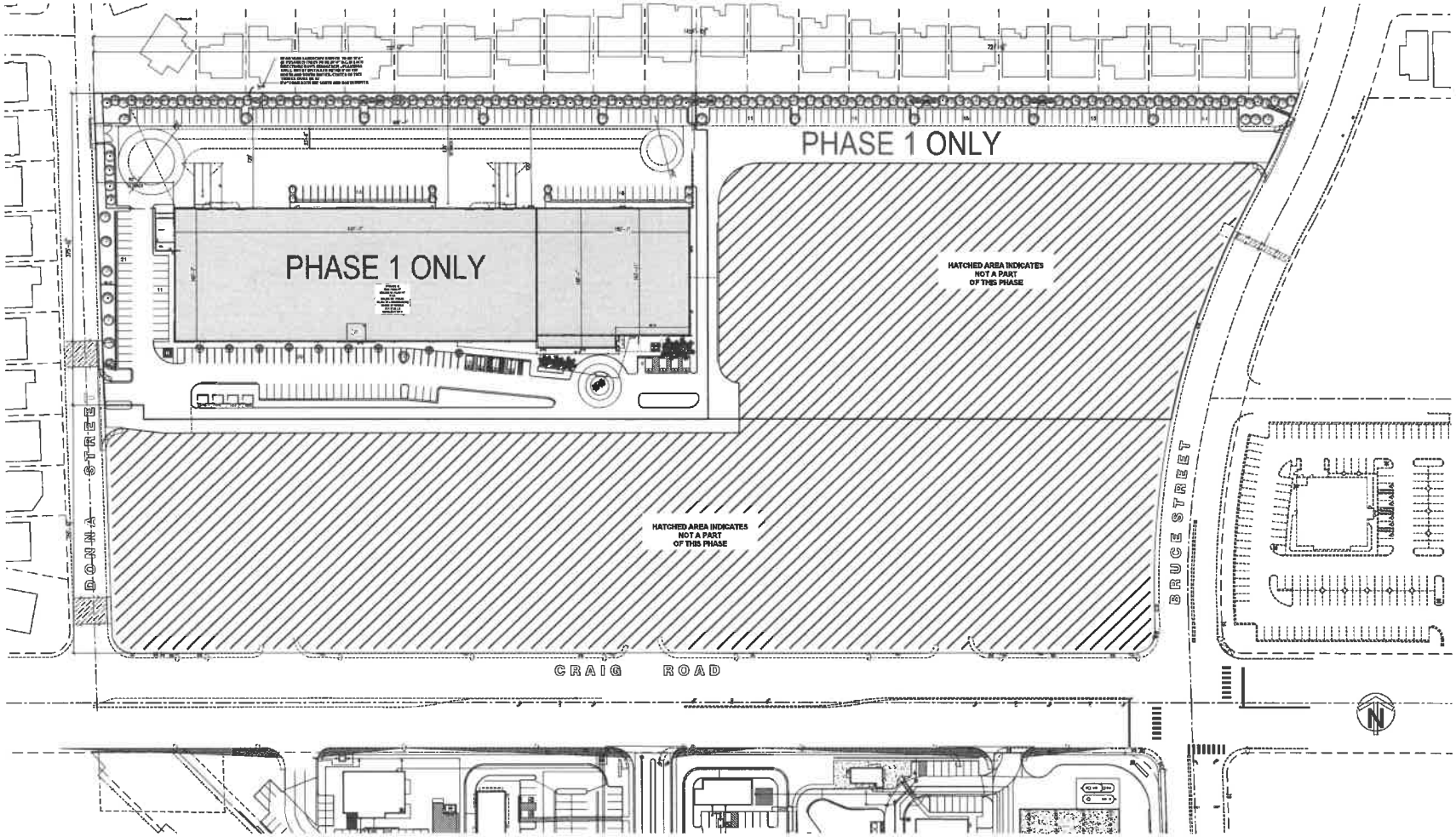
The overall project will be compatible and provide synergistic uses with the surrounding area. It will bring benefits to the general public by developing a parcel of vacant land that sits in the heart of the city and the development will meet the goals of the City of North Las Vegas.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions, or concerns.

Sincerely,

FORZA DESIGN GROUP

Darryll F. Brandwine, Design Director and Managing Partner



1 Overall Site Plan - For Reference

1"=60'-0"

SITE DATA : +/- 20.8 AC / +/- 891,928 SF

PARCELS

LAND	SF/AC	
PARCEL A	66,295 SF / 1.52 AC	(GF DOWN RESTAURANT)
PARCEL B	40,750 SF / 0.93 AC	(RANCH-THROUGH GAS)
PARCEL C	40,750 SF / 0.93 AC	(RANCH-THROUGH GAS)
PARCEL D	43,564 SF / 1.00 AC	(RANCH-THROUGH GAS)
PARCEL E	73,754 SF / 1.69 AC	(BTI DOWN RESTAURANT)
PARCEL F	65,340 SF / 1.50 AC	(GF DOWN RESTAURANT)
PARCEL G	267,372 SF / 6.14 AC	(WAREHOUSE / OFFICE)
PARCEL H	347,376 SF / 7.97 AC	(WAREHOUSE / OFFICE)
TOTAL	891,927 SF / 20.47 AC	

BUILDINGS	SF
BLDG. #1	7,000 SF
BLDG. #2	4,447 SF
BLDG. #3	2,500 SF
BLDG. #4	2,198 SF
BLDG. #5	7,200 SF
BLDG. #6	5,300 SF
BLDG. #7	110,000 SF
BLDG. #8	21,000 SF
TOTAL BLDG	159,645 SF

LAND/BUILDING RATIO
159,645 / 891,928 = 23.6 % COVERAGE ON GROUND

PARKING PER ZONING CODE:
1. RETAIL/RESTAURANT: RATIO: 1 / 75 SF = 1 / 250 PARKS
2. RESTAURANT W/ D.T.: RATIO: 1 STALL + 1 STALL PER 50 SF OF BENCHES AREA
3. RETAIL CENTER: RATIO: 1 / 200 SF ABOVE STRAIGHT +LANDVIA SHARE (MIN)
4. INDUSTRIAL: RATIO: 1/1,000 TO 1,500 SQ FEET OF FLOOR AREA
1.5 SPACE PER 1,000 SQUARE FEET
ACCESSORY OFFICE/ADMIN: 1.5 SPACE PER 500 SQUARE FEET

PER BUILDING BREAKDOWN

BLDG #1 7,000 SF (BTI DOWN RESTAURANT) 1,250 SF
2,000 / 75 = 26 (1 ADA STALL)
TOTAL REQUIRED = 100
TOTAL PROVIDED = 125 STALLS

PER BUILDING BREAKDOWN - CONT.

BLDG #2 4,447 SF (GF DOWN) 1,150 SF BENCHES AREA SF + 4
3000 / 50 = 60 (INCLUDES 3 ADA STALLS)
TOTAL REQUIRED: 60 + 4 = 64 (5 ADA STALLS + 49 STALLS)
TOTAL PROVIDED = 49 STALLS

BLDG #3 2,500 SF (GF DOWN) 1,150 SF BENCHES AREA SF + 4 + 2 / 100 PATIO
1,500 / 50 = 29 (INCLUDES 3 ADA STALLS)
TOTAL REQUIRED: 29 + 4 + 2 = 35 (3 ADA STALLS + 32 STALLS)
TOTAL PROVIDED = 40 STALLS

BLDG #4 2,198 SF (RANCH-THROUGH DRIVE-THRU WITH GAS) STANDING
ASSUMED BENCHES AREA: 1,648 SF
1,648 / 50 = 33.22 = 34 (INCLUDES 3 ADA STALLS / PATIO 2,000 = 4)
TOTAL REQUIRED: 34 + 4 = 38 (4 ADA STALLS + 34 STALLS)
TOTAL PROVIDED = 41 STALLS

BLDG #5 7,200 SF (BTI DOWN RESTAURANT)
7200 / 75 = 100 (4 ADA STALLS)
TOTAL REQUIRED: 104 STALLS
TOTAL PROVIDED = 130 STALLS

BLDG #6 5,300 SF (GF DOWN RESTAURANT)
5300 / 75 = 70.66 = 71
TOTAL REQUIRED: 71
TOTAL PROVIDED = 99 STALLS (4 ADA STALLS)

BLDG #7 110,000 SF WAREHOUSE 1:1,000 / ACCESSORY OFFICE 1:500
20,000 / 1,000 = 21 (19 PRESERVED) / 500 = 40
TOTAL REQUIRED: 61
TOTAL PROVIDED = 111 STALLS (3 ADA STALLS)

BLDG #8 21,000 SF WAREHOUSE 1:1,000
21,000 / 1,000 = 21
TOTAL REQUIRED: 21
TOTAL PROVIDED = 21 STALLS (1 ADA STALLS)

PHASE ONE ONLY

OVERALL SITE PARKING DATA:

TOTAL PARKING REQD: 596 (ALL PARCELS W/ PROPOSED USES)

OVERALL PARKING PROVIDED: 658

NOTE: CC &R's and REA's the parking ingress and Egress across entire site.

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY SITE CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. CONTRACTOR TO COORDINATE WORK WITH UTILITY AGENCIES PRIOR TO COMMENCING ANY PUBLIC WORK.
3. CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE PROJECT SITE AT ALL TIMES.
4. REPAIR STREET PAVING DAMAGE DURING CONSTRUCTION.
5. SIDEWALKS AND ACCESSIBLE PATHS SHALL NOT SLOPE MORE THAN 2% IN ANY DIRECTION.
6. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE, PLANTING, SIDEWALKS, PAVER PATTERNS AND SITE WALLS. LANDSCAPE WALKWAYS TO BE METERED PER BUILDING. CONTRACTOR'S ARE SPECIFIC TO EACH PARCEL AND BUILDING FOR METERED AND FUTURE GALE IN THE FUTURE.
7. VERIFY SLOPES/ GRADES, FLAT-OUT OF CURBS, DRIVEWAYS, RAMPS, ACCESSIBLE (GREEN PATH WAY AND DRIVE-THRU MEN CAN) DRAWINGS
8. VERIFY UTILITY LOCATIONS, CONNECTIONS AND DEPTH OF UTILITY VAULT PER CIVIL. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. ALL LANDSCAPE AREAS TO RECEIVE POWER FOR LIGHTING AND WATER LINES FOR IRRIGATION.
10. VERIFY ALL SITE ACCESSIBLE DIMENSION WITH CIVIL AND MEP. LABEL THEM IN THE SET.
11. ANY RELOCATION OF EXISTING STREET OR STREET LIGHTS WILL BE AS REQUIRED BY THE NORTH LAS VEGAS MUNICIPALITY. (IF APPLICABLE)
12. FIRE RISERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS + COLOR AND FINISH TO BE SELECTED BY ARCHITECT/OWNER WHERE SHOWN
13. PROVIDE A HOSE BIB ACCESSIBLE AT TRASH ENCLOSURE (WITH HYDRANTS RECESSED, LOCKABLE BOX) AND PATIO SEATING AREA, WHERE OCCURS - REFER TO FLOOR PLAN (A2.XX SERIES)
14. PROVIDE LIGHTING/CLOCK AT TRASH ENCLOSURE
15. REFER TO ELECTRICAL SITE PLAN FOR ALL SITE POWER ROUTING & SITE LIGHTING (COORDINABLE TO SCOPE BUILDING BY THEIR PACKAGE)
16. REFER TO CIVIL DRAWINGS FOR P.O.C. FROM OFF-SITE SOURCES.
17. ELEVATIONS PARTIAL BE DONE FOR ALL SITE LIGHTING AND LANDSCAPING LIGHTING FOR SITE PRIOR TO CIVIL LIGHT WAS TO BE ON A PHOTOCELL TIME CIRCUIT.

VICINITY MAP

★ DENOTES PROJECT LOCATION

NEVADA | CALIFORNIA

FORZA DESIGN GROUP
ARCHITECTURE / PLANNING & INTERIORS

1980 W. CHARLESTON BLVD. | SUITE 250 | BLDG. 3
LAS VEGAS, NV 89102 | T: 702.487.5343
F: 702.430.6316

CLIENT

CLIENT NAME

Contact:
SIENA HOLDING
MANAGEMENT CO., LLC

ATTN: MITCH OGRON
702.595.5811
MITCH@OGRONPROP.COM

STAMP

PROJECT TITLE

PROJECT NAME & LOCATION:

NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS, NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-215-001

REVISIONS

#	Date	Description

PROJECT INFO

2021.014
project number
June 24, 2021
date
FORZA DESIGN GROUP
drawn
DARYLL BRANDMINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

The contractor shall check and verify all dimensions and report all errors and omissions to the office prior to commencing work. Work depicted on this set is conceptual.

SHEET INFO

Sheet Name:
PHASE 1-SITE PLAN

Sheet Number:
A1.01

NOTE THE REPRODUCTION OF THESE PLANS, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF FORZA DESIGN GROUP AND WAS PREPARED FOR USE ON THE PROJECT NAMED HEREIN. THE REPRODUCTION, REUSE OR DISTRIBUTION OF THESE PLANS IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF FORZA DESIGN GROUP IS PROHIBITED. ALL RIGHTS ARE RESERVED. © FORZA DESIGN GROUP, APR. 2014.

2021 FORZA DESIGN GROUP

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	LACEBARK ELM	ULMUS PARVIFOLIA 'LACEBARK'	24" BOX
	FAN-TEX ASH	FRAXINUS VELUTINA	24" BOX
	HOLLY OAK	QUERCUS ILEX	24" BOX
	MULGA	ACACIA ANEURA	24" BOX
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10' BTH
	BLUE YUCCA	YUCCA RIGIDA	20 GAL.
	DESERT SPOON	DASYLIRION WHEELERI	5 GAL.
	GIANT SWORDFLOWER	HESPERALOE FUNIFERA	5 GAL.
	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	5 GAL.
	GOLDEN BARREL CACTUS	ECHINOCACTUS GRUSONII	5 GAL.
	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	5 GAL.
	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	5 GAL.
	DESERT CARPET ACACIA	ACACIA REDOLENS 'DESERT CARPET'	5 GAL.
	SANTA CRUZ PYRACANTHA	PYRACANTHA 'SANTA CRUZ'	5 GAL.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL.

GENERAL NOTES

1. LANDSCAPE ARCHITECT/OWNER TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HOURS IN ADVANCE OF DELIVERY AND/OR INSTALLATION DATE.
2. PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
3. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT
4. ALL PLANTERS TO RECEIVE A 1.5" DEPTH OF 3/4" MOJAVE GOLD ROCK MULCH AVAILABLE THROUGH KALAMAZOO MATERIALS (702) 210-1062 UNLESS OTHERWISE SPECIFIED.
5. ALL IRRIGATION TO BE RENOVATED TO INDUSTRY STANDARD WITH AS-BUILTS PROVIDED TO OWNER.

IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DRAFTED FOR GRAPHIC CLARITY ONLY. WHERE PIPING, VALVES, ETC. ARE SHOWN IN HARDSCAPE AREAS THEY ARE ACTUALLY INTENDED TO BE INSTALLED IN THE PLANTER AREAS ADJACENT, EXCEPT WHERE SLEEVES ARE REQUIRED. ALL VALVES PLACED INCONSPICUOUSLY WHEN POSSIBLE. ALL IRRIGATION LINES TO BE PLACED WITHIN PROPERTY BOUNDARY, LAYOUT FOR CLARITY ONLY.
2. CONTRACTOR TO VERIFY EXISTING BACKFLOW PREVENTER(S) ARE IN COMPLIANCE WITH LVVWD STANDARDS, CODES AND REGULATIONS.
3. CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVING UNDER ALL HARDSCAPES.
4. INSTALL SLEEVES AS PER GUIDE BELOW:

PIPE SIZE	REQUIRED SLEEVING
3" PVC MAINLINE	1 - 6" SCH 40 PVC SLEEVE
1" TO 2 1/2" PVC MAINLINE	1 - 4" SCH 40 PVC SLEEVE
1 1/2" LATERAL	1 - 4" SCH 40 PVC SLEEVE
3/4" TO 1 1/4" LATERAL	1 - 2" SCH 40 PVC SLEEVE

WIRE QUANTITY	REQUIRED SLEEVING
1 - 25 CONTROL WIRES	1 - 2" SCH 40 PVC SLEEVE
26 - 50 CONTROL WIRES	2 - 2" SCH 40 PVC SLEEVES

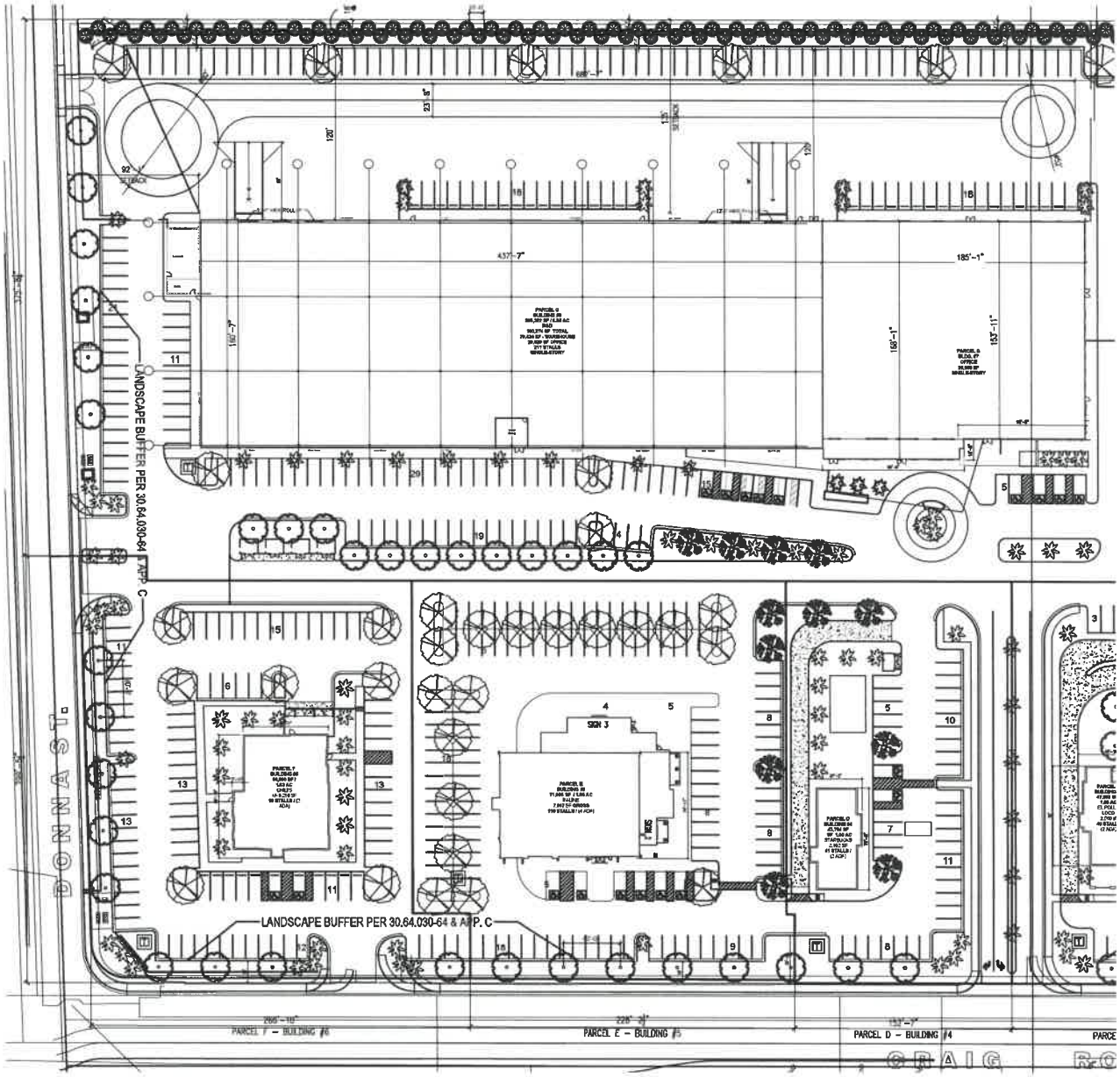
PIPE SIZING CHART:	
3/4"	>10 GPM
1"	16 GPM
1 1/4"	28 GPM
1 1/2"	40 GPM

EMITTER SCHEDULE:	
1 GALLON	1 - 2 GPH
5 GALLON	1 - 2 GPH
15 GALLON	3 - 2 GPH
24" BOX	6 - 2 GPH
36" BOX	12 - 2 GPH
48-54" BOX	18 - 2 GPH
60" BOX	24 - 2 GPH
PALMS	20 9" O.C. LASERLINE
ANNUALS	LASERLINE @ 9" O.C.

5. CONTRACTOR TO PROVIDE ONE ADDITIONAL 2" & 4" SCH 40 PVC SLEEVES WHENEVER IRRIGATION LINES TRAVERSE A ROADWAY.
6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING IRRIGATION AMENITIES.
7. ALL AIR VALVES TO BE LOCATED AT THE HIGHEST POINT OF ELEVATION OF EACH IRRIGATION ZONE (WHERE APPLICABLE).
8. CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IF ANY OF THE EXISTING CONDITIONS VARY FROM THOSE NOTED ON THE PLANS OR IF THERE ARE EXISTING CONDITIONS THAT INTERFERE WITH THE INSTALLATION OF THE PLANS.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY UTILITY LOCATIONS AND TO OBTAIN ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED.
10. ALL VALVE STATIONS WITH MORE THAN 2' ELEVATION DIFFERENCE TO RECEIVE AN INLINE CHECK VALVE (TYP.).

ENTITLEMENT NOTES

1) ALL IRRIGATION IS TO BE SUBTERRANEAN DRIP SYSTEM, INSTALLED PER INDUSTRY STANDARDS.
2) VALVES ZONES TO SEGREGATE TREES, PALMS & SHRUBS TO RESPECT VARIED WATER REQUIREMENTS.
3) STREET PLANTINGS PER 30.64.13 WITH 50% INTENDED COVERAGE OF PLANT MATERIAL AT MATURITY.
4) ALL TREES PLANTED WITHIN 5' OF ANY HARDSCAPE REQUIRE 2' DEEP ROOT BARRIER (DEEPROOT BARRIER OR EQUAL) TO RUN THREE FOOT EITHER SIDE OF TRUNK (TYP.)
5) ALL TREES TO RECEIVE 2 - 4" PERFORATED PIPES WITH PIPE SOCK INSTALLED TO 36" DEPTH TO PROMOTE DEEP ROOTS AND WATER HARVESTING.



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

6.23.2021

FORZA DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
10801 W. CHARLESTON BLVD., SUITE 200 STHFLOOR
LAS VEGAS, NV 89135 | T: 702.367.2040
F: 702.430.5814

CLIENT NAME
Contact:
SERA HOLDING
MANAGEMENT CO. LLC
ATTN: MITCH OGRON
702.595.5811
MITCH@OGRONPROP.COM

CLIENT

STAMP

PROJECT TITLE
PROJECT NAME & LOCATION
NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS, NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-215-001

REVISIONS

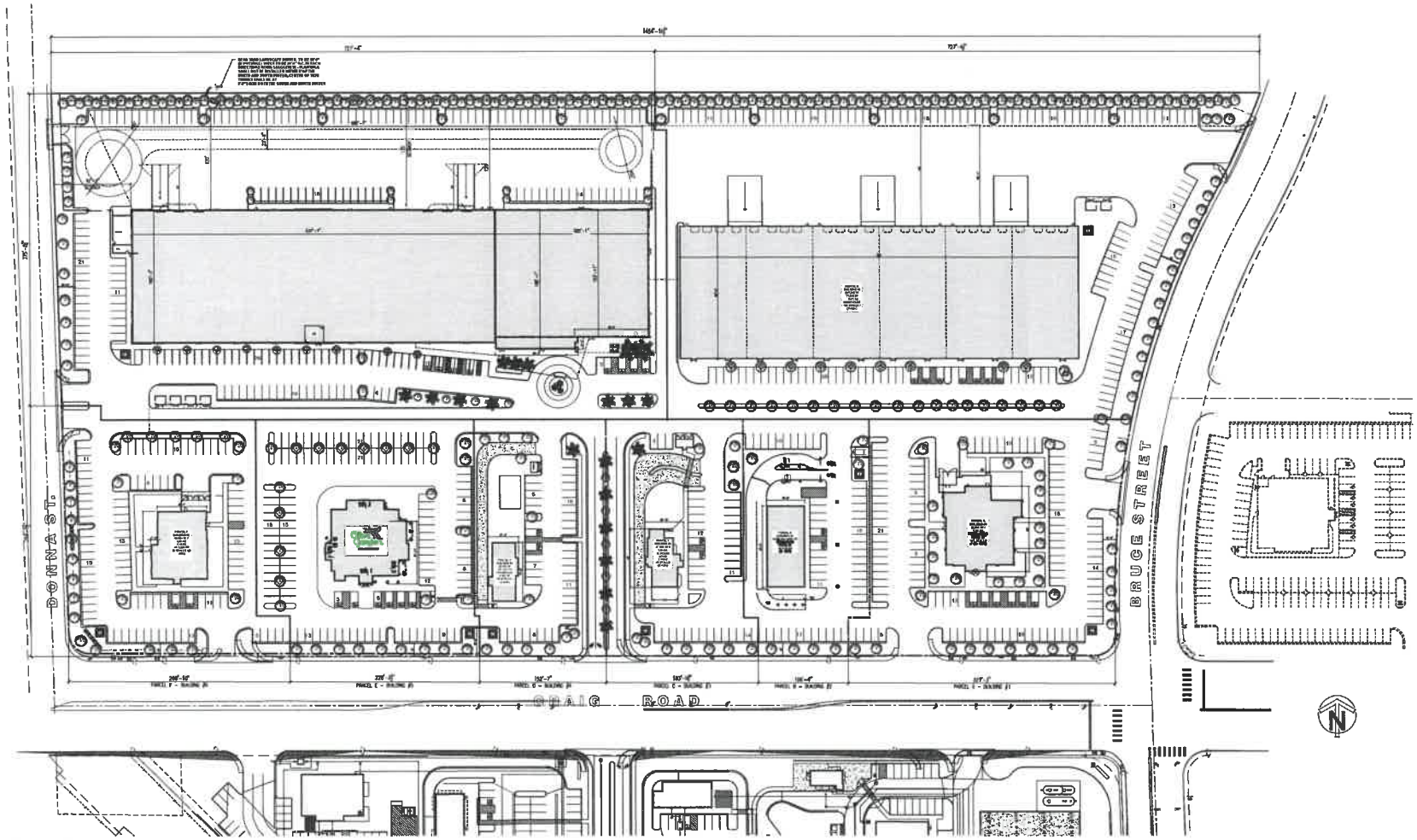
#	Date	Description

PROJECT INFO
2021.014
project number
date
FORZA DESIGN GROUP
drawn
DARRYL BRANOWINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

SHEET INFO
Sheet Name:
LANDSCAPE ENTITLEMENTS PLAN
Sheet Number:
L0.01

Sage Design Studios, Inc.
ph: 760.393.4914

NOTE: THE REPRODUCTION OR PARTIAL REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT WRITTEN PERMISSION OF FORZA DESIGN GROUP. THE REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT WRITTEN PERMISSION OF FORZA DESIGN GROUP. THIS DRAWING IS THE PROPERTY OF FORZA DESIGN GROUP. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FORZA DESIGN GROUP. THIS DRAWING MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT SPECIFIED HEREIN, AND MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF FORZA DESIGN GROUP.
2021 FORZA DESIGN GROUP



1 Overall Site Plan - For Reference

1" = 50'-0"

SITE DATA : +/- 20.5 AC / +/- 891,928 SF

PARCELS

LAND	GFAC	
PARCEL A	55,000 SF / 1.30 AC	(QSR COMPETITIVE RESTAURANT)
PARCEL B	40,000 SF / 0.92 AC	(DRIVE-THRU QSR CAFE)
PARCEL C	42,000 SF / 1.00 AC	(DRIVE-THRU QSR CAFE)
PARCEL D	43,700 SF / 1.00 AC	(DRIVE-THRU QSR CAFE)
PARCEL E	21,750 SF / 1.37 AC	(SIT-DOWN RESTAURANT)
PARCEL F	56,000 SF / 1.25 AC	(SIT DOWN RESTAURANT)
PARCEL G	207,187 SF / 5.00 AC	(WAREHOUSE / OFFICE)
PARCEL H	391,203 SF / 8.97 AC	(WAREHOUSE / OFFICE)
TOTAL	860,903 SF / 20.47 AC	

BUILDINGS	SF
BLDG. #1	7,000 SF
BLDG. #2	6,400 SF
BLDG. #3	2,500 SF
BLDG. #4	2,250 SF
BLDG. #5	7,750 SF
BLDG. #6	5,200 SF
BLDG. #7	165,000 SF
BLDG. #8	72,300 SF
TOTAL BLDG	258,200 SF

LANDVELOCITY RATIO
31.51% / 68.49% (SQ FT OCCUPANCY / NO OCCUPANCY)

PARKING (CITY ZONING CODE)

1. RESTAURANT: QSR/DRIVE — RATIO: 1 / 75 SF + 1 / 300 FT/SQ
2. RESTAURANT W/ D.T. — RATIO: 4 STALLS + 1 STALL PER 50 SF OF GROSS SQF AREA
3. RETAIL CENTER — RATIO: 1 / 200 SF RAUNE KTRIEHOFT - AVGIO (NARROW USE)
4. INDUSTRIAL — RATIO: 1/1,000 (10,000 SQ FT OF FLOOR AREA) 1.5 SPACE PER 1,000 SQ.UNIT FEET
ACCESSORY OFFICE/ADMIN — 1.0 SPACE PER 500 SQ.UNIT FEET

PER BUILDING BREAKDOWN

BLDG #1 7,000 SF (SIT DOWN RESTAURANT) 1,000 SF

7,000 / 75 = 93 (1 FOR STALLS)
TOTAL REQUIRED = 93
TOTAL PROVIDED = 113 STALLS

PER BUILDING BREAKDOWN - CON'T.

BLDG #2 6,400 SF (QT CORP) 1,00 OF SERVICE AREA SF = 4

6,00 / 50 = 40 (INCLUDES 2 FOR STALLS)
TOTAL REQUIRED 40 + 4 = 44 (INC 3 ADA STALLS = 44 STALLS
TOTAL PROVIDED = 45 STALLS

BLDG #3 2,500 SF (QT CORP) 1,00 OF SERVICE AREA SF = 4 & 2 / 1000 FT/TO

1,500 / 50 = 31 (INCLUDES 3 ADA STALL)
TOTAL REQUIRED 36 + 4 + 2 = 42 (INC 2 ADA STALLS = 42 STALLS
TOTAL PROVIDED = 45 STALLS

BLDG #4 2,150 SF (DRIVE-THRU W 10 CAR STACKING)
AVAILABLE SERVICE AREA 1,400 SF

1,400 / 50 = 28.00 = 28 (INCLUDES 3 ADA STALLS / RATIO 1/ 200 =8
TOTAL REQUIRED 28 + 8 + 2 = 38 (INC 3 ADA STALLS = 38 STALLS
TOTAL PROVIDED = 40 STALLS

BLDG #5 7,750 SF (SIT DOWN RESTAURANT)

7750 / 75 = 103.4
TOTAL REQUIRED 104 STALLS
TOTAL PROVIDED = 109 STALLS

BLDG #6 5,200 SF (SIT DOWN RESTAURANT)

5,200 / 75 = 69.33 = 71
TOTAL REQUIRED 71
TOTAL PROVIDED = 90 STALLS (4 ADA STALLS)

BLDG #7 165,000 SF WAREHOUSE 1/1000 / ADVERTISING OFFICE 5,000

165,000 / 1,000 = 165 (INCLUDES 2 ADA STALLS)
TOTAL REQUIRED: 165
TOTAL PROVIDED = 213 STALLS (8 ADA STALLS)

BLDG #8 72,300 SF (WAREHOUSE 1/1000)

72,300 / 1,000 = 72
TOTAL REQUIRED: 72
TOTAL PROVIDED = 157 STALLS (7 ADA STALLS)

OVERALL SITE PARKING DATA:

TOTAL PARKING REQ'D: 596 (ALL PARCELS W/ PROPOSED USES)

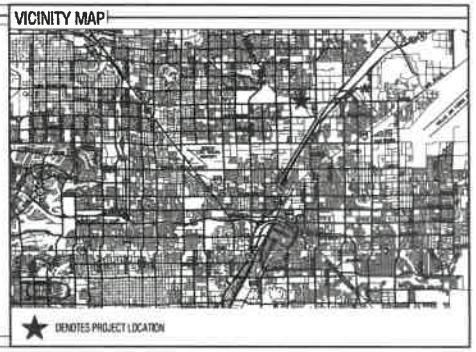
OVERALL PARKING PROVIDED: 852

NOTE: CC&R's and REA's for parking ingress and Egress across entire site.

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY SITE CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. CONTRACTOR TO COORDINATE WORK WITH UTILITY AGENCIES PRIOR TO COMMENCING ANY PUBLIC WORK.
3. CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE PROJECT SITE AT ALL TIMES.
4. REPAIR STREET PAVING DAMAGE DURING CONSTRUCTION.
5. SIDEWALKS AND ACCESSIBLE PATHS SHALL NOT SLOPE MORE THAN 2% IN ANY DIRECTION.
6. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE, PLANTING, IRRIGATION, PAVER PATTERNS AND SITE WALLS. LANDSCAPE WATERING TO BE METERED PER BUILDING. CONTROLS ARE SPECIFIC TO EACH PARCEL AND BUILDING FOR METERING AND FUTURE SALE OF THE FUTURE.
7. VERIFY SLOPES/GRADES, FLOW-OUT OF GUTTERS, DRIVEWAYS, RAMPS, ACCESSIBLE EGRESS PATH WAY AND DRIVE-THRU WITH CIVIL DRAWINGS
8. VERIFY UTILITY LOCATIONS, CONNECTIONS AND DEPTH OF UTILITY VAULTS PER CIVIL. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. ALL LANDSCAPE AREAS TO RECEIVE POWER (FOR LIGHTING) AND WATER LINES FOR IRRIGATION.
10. VERIFY ALL SITE ACCESSIBLE STANDARDS WITH CIVIL AND MECHANICAL SHEETS IN THIS SET.
11. ANY RELOCATION OF EXISTING POLES OR STREETLIGHTS WILL BE AS REQUIRED BY THE NORTH CITY OF LAS VEGAS MUNICIPALITY. (IF APPLICABLE)
12. PAVERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS - COLOR AND FINISH TO BE SELECTED BY ARCHITECT/OWNER WHERE OCCURS
13. PROVIDE A HOSE BIB AVAILABLE AT TRASH ENCLOSURE (HAND HYDRANTS REQUIRED, LOCKABLE BOX) AND PATIO SEATING AREA, WHERE GOODS - REFER TO ELEC PLAN (ICE SET SERIES)
14. PROVIDE LIGHTING/PACK AT TRASH ENCLOSURE
15. REFER TO ELECTRICAL SITE PLAN FOR ALL SITE POWER, ROUTING & SITE LIGHTING (CONTROLLABLE TO PROPS BUILDING IN THE PARKING)
16. REFER TO CIVIL DRAWINGS FOR F.D. FROM OFF SITE BORROW.
17. U.S.C. CHECKPOINT. TO CONSIDER ALL SITE CONDITIONS AND LANDSCAPING LIGHTING FOR THIS PROJECT. EXISTING TO BE ONE A PYO SHOP, BIG GETS.

VICINITY MAP



NEVADA | CALIFORNIA
FORZA DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
1325 W. CHARLESTON BLVD., SUITE 100 - 5TH FLOOR
LAS VEGAS, NV 89102 | T: 702.402.5000
F: 702.402.5016

CLIENT NAME

Contact:
SIENA HOLDING MANAGEMENT CO. LLC
ATTN: MITCH OGRON
702.596.5811
MITCH@OGRONPROP.COM

STAMP

PROJECT TITLE

PROJECT NAME & LOCATION
NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS , NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-213-001

REVISIONS

#	Date	Description

PROJECT INFO

project number	2021.014
date	June 24, 2021
drawn	FORZA DESIGN GROUP
project designer/ manager	DARRYLL BRAMWINE
principal in charge	CHRISTINA SMITH, NCARB

SHEET INFO

Sheet Name: OVERALL SITE PLAN

Sheet Number: A1.01

THIS TOP SHEET REPRESENTS THE SIZE, FULL AND PROPER DIMENSIONS OF THE PLAN. LOCAL DEVIATIONS FROM THE DIMENSIONS OF THE SHEET MAY OCCUR. THE REPRODUCTIONS MAY BE SCALED BY THE PROFESSIONAL USER OF THE DRAWING ONLY FOR GENERAL INFORMATION. THE DRAWINGS MAY NOT BE SCALED AT PROTRACTORS OR REPRODUCTIONS. REFER TO DIMENSIONS ON THE DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT. ARCHITECT'S DRAWINGS, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE, INCLUDING ELECTRONIC FORMS, ARE THE PROPERTY OF FORZA DESIGN GROUP. THEY ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORZA DESIGN GROUP.
© COPYRIGHT 2021 FORZA DESIGN GROUP

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	LACEBARK ELM	ULMUS PARVIFOLIA 'LACEBARK'	24" BOX
	FAN-TEX ASH	FRAXINUS VELUTINA	24" BOX
	HOLLY OAK	QUERCUS ILEX	24" BOX
	MULGA	ACACIA ANEURA	24" BOX
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10' BTH
	BLUE YUCCA	YUCCA RIGIDA	20 GAL.
	DESERT SPOON	DASYLIRION WHEELERI	5 GAL.
	GIANT SWORDFLOWER	HESPERALOE FUNIFERA	5 GAL.
	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	5 GAL.
	GOLDEN BARREL CACTUS	ECHINOCACTUS GRUSONII	5 GAL.
	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	5 GAL.
	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	5 GAL.
	DESERT CARPET ACACIA	ACACIA REDOLENS 'DESERT CARPET'	5 GAL.
	SANTA CRUZ PYRACANTHA	PYRACANTHA 'SANTA CRUZ'	5 GAL.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	5 GAL.

NERAL NOTES

1. LANDSCAPE ARCHITECT/OWNER TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HOURS IN ADVANCE OF DELIVERY AND/OR INSTALLATION DATE.
2. PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
3. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT
4. ALL PLANTERS TO RECEIVE A 1.5" DEPTH OF 3/4" MOJAVE GOLD ROCK MULCH AVAILABLE THROUGH KALAMAZOO MATERIALS (702) 210-1062 UNLESS OTHERWISE SPECIFIED.
5. ALL IRRIGATION TO BE RENOVATED TO INDUSTRY STANDARD WITH AS-BUILTS PROVIDED TO OWNER.

IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DRAFTED FOR GRAPHIC CLARITY ONLY. WHERE PIPING, VALVES, ETC. ARE SHOWN IN HARDSCAPE AREAS THEY ARE ACTUALLY INTENDED TO BE INSTALLED IN THE PLANTER AREAS ADJACENT, EXCEPT WHERE SLEEVES ARE REQUIRED. ALL VALVES PLACED INCONSPICUOUSLY WHEN POSSIBLE. ALL IRRIGATION LINES TO BE PLACED WITHIN PROPERTY BOUNDARY. LAYOUT FOR CLARITY ONLY.
2. CONTRACTOR TO VERIFY EXISTING BACKFLOW PREVENTER(S) ARE IN COMPLIANCE WITH LVVWD STANDARDS, CODES AND REGULATIONS.
3. CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVING UNDER ALL HARDSCAPES.
4. INSTALL SLEEVES AS PER GUIDE BELOW.

PIPE SIZE	REQUIRED SLEEVING
3" PVC MAINLINE	1 - 6" SCH 40 PVC SLEEVE
1"TO 2 1/2" PVC MAINLINE	1 - 4" SCH 40 PVC SLEEVE
1 1/2" LATERAL	1 - 4" SCH 40 PVC SLEEVE
3/4"TO 1 1/4" LATERAL	1 - 2" SCH 40 PVC SLEEVE

WIRE QUANTITY	REQUIRED SLEEVING
1 - 25 CONTROL WIRES	1 - 2" SCH 40 PVC SLEEVE
26 - 50 CONTROL WIRES	2 - 2" SCH 40 PVC SLEEVES

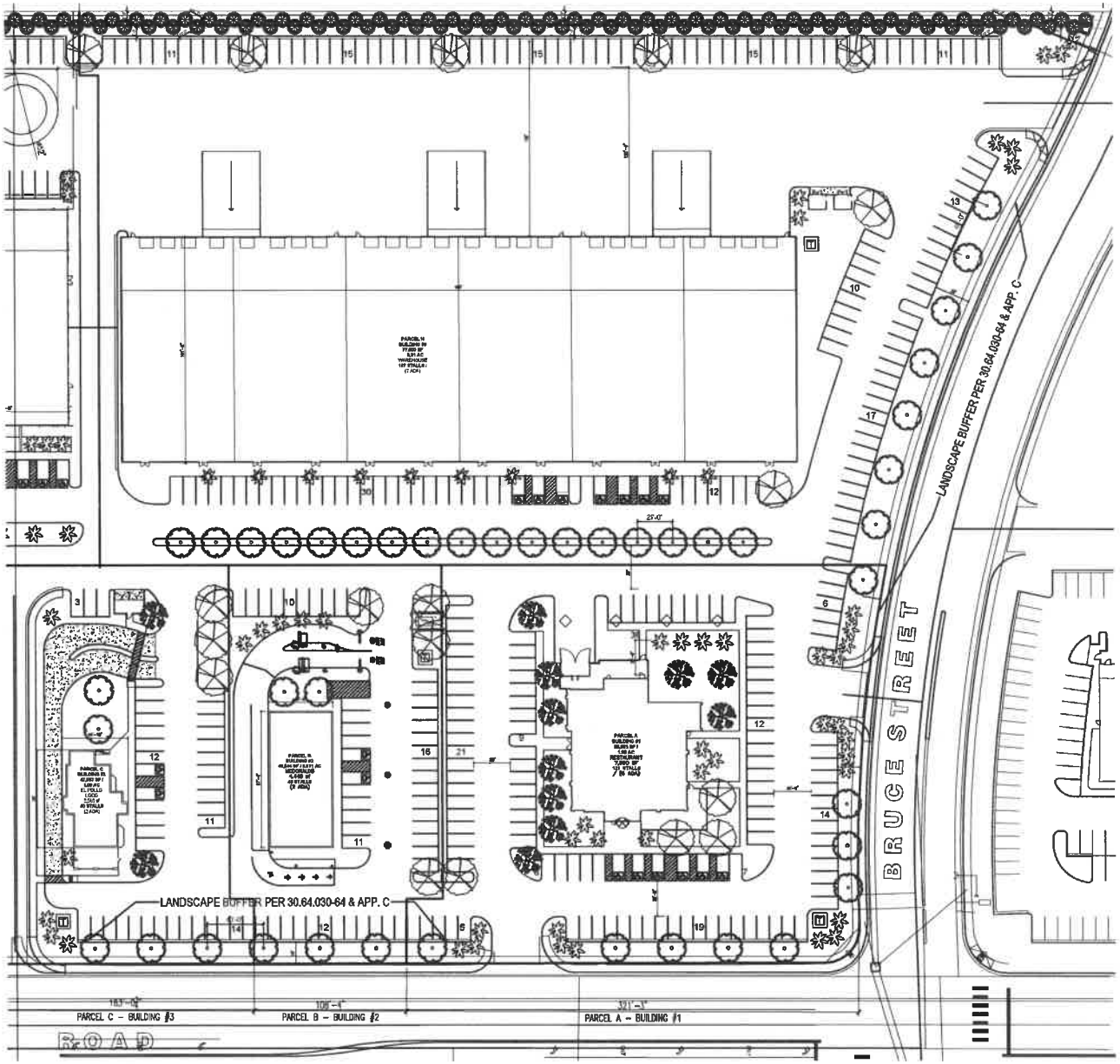
PIPE SIZING CHART:		
3/4"	>10 GPM	
1"	18 GPM	
1 1/4"	29 GPM	
1 1/2"	40 GPM	

EMITTER SCHEDULE:	
1 GALLON	1 - 2 GPH
5 GALLON	1 - 2 GPH
15 GALLON	3 - 2 GPH
24" BOX	6 - 2 GPH
36" BOX	12 - 2 GPH
48-54" BOX	18 - 2 GPH
60" BOX	24 - 2 GPH
PALMS	20' 6" O.C. LASERLINE
ANNUALS	LASERLINE @ 9" O.C.

5. CONTRACTOR TO PROVIDE ONE ADDITIONAL 2" & 4" SCH 40 PVC SLEEVES WHENEVER IRRIGATION LINES TRAVERSE A ROADWAY.
6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING IRRIGATION AMENITIES.
7. ALL AIR VALVES TO BE LOCATED AT THE HIGHEST POINT OF ELEVATION OF EACH IRRIGATION ZONE (WHERE APPLICABLE).
8. CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IF ANY OF THE EXISTING CONDITIONS VARY FROM THOSE NOTED ON THE PLANS OR IF THERE ARE EXISTING CONDITIONS THAT INTERFERE WITH THE INSTALLATION OF THE PLANS.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY UTILITY LOCATIONS AND TO OBTAIN ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED.
10. ALL VALVE STATIONS WITH MORE THAN 2' ELEVATION DIFFERENCE TO RECEIVE AN INLINE CHECK VALVE (TYP.).

ENTITLEMENT NOTES

1) ALL IRRIGATION IS TO BE SUBTERRANEAN DRIP SYSTEM, INSTALLED PER INDUSTRY STANDARDS.
2) VALVES ZONES TO SEGREGATE TREES, PALMS & SHRUBS TO RESPECT VARIED WATER REQUIREMENTS.
3) STREET PLANTINGS PER 30.64.13 WITH 50% INTENDED COVERAGE OF PLANT MATERIAL AT MATURITY.
4) ALL TREES PLANTED WITHIN 5' OF ANY HARDSCAPE REQUIRE 3' DEEP ROOT BARRIER (DEEPROOT BARRIER OR EQUAL) TO RUN THREE FOOT EITHER SIDE OF TRUNK (TYP.).
5) ALL TREES TO RECEIVE 2 - 4" PERFORATED PIPES WITH PIPE SOCK INSTALLED TO 36" DEPTH TO PROMOTE DEEP ROOTS AND WATER HARVESTING.



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

6.23.2021

Saga Design Studios, Inc.

FORZA DESIGN GROUP
NEVADA | CALIFORNIA
ARCHITECTURE | PLANNING

CLIENT NAME
Contact:
GENA HOLDING MANAGEMENT CO. LLC
ATTN: MITCH OGRON
702.396.5611
MITCH@OGRONPROP.COM

CLIENT

STAMP

PROJECT TITLE
NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS, NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-215-001

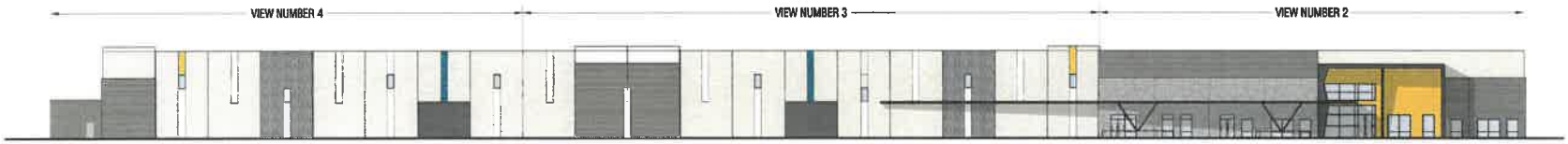
REVISIONS

#	Date	Description

PROJECT INFO
2021.014
project number
date
FORZA DESIGN GROUP
drawn
DARRYLL BRANDWINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

SHEET INFO
Sheet Name:
LANDSCAPE ENTITLEMENTS PLAN
Sheet Number:
L0.02

© 2021 FORZA DESIGN GROUP



1 Overall South Elevation
1"=20'-0"

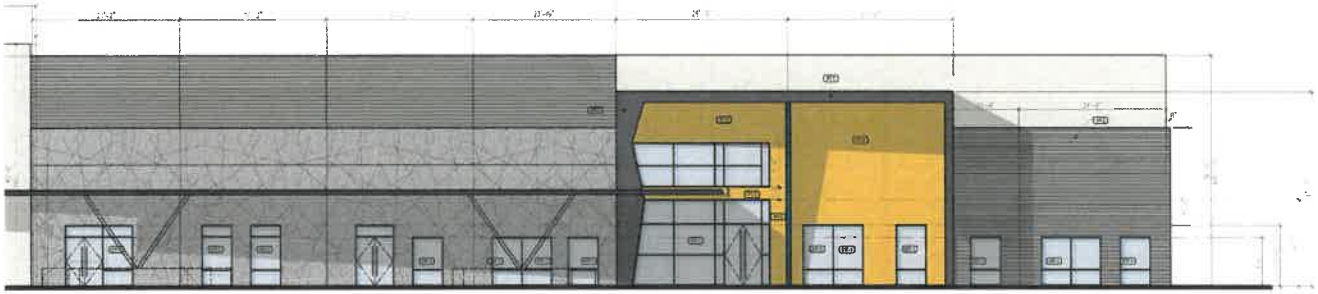
EXTERIOR FINISH SCHEDULE

NO./SYM.	MATERIAL	MFR/SUPPLIER	FINISH/STYLE	COLOR	REMP.
CP-1	CONCRETE PANEL		SMOOTH / PAINTED	SEE PAINT SCHEDULE BELOW	
CP-2	CONCRETE PANEL		RIBBED / POPCORN / PAINTED	SEE PAINT SCHEDULE BELOW	
STF-1	ALUMINUM STOREFRONT/GLASS		GREY TINTED WINDOW GLASS	FRAME: CHARCOAL (ANODIZED)	
STL-1	STEEL CHANNEL (2")		PAINT	FRENCH GRAY - SEE BELOW	
SD/S-1	12'X12' STEEL ROLL UP DOOR	TBD	PAINT	FRENCH GRAY - SEE BELOW	
	WALL PACK	SEE ARCH/ELEC.			

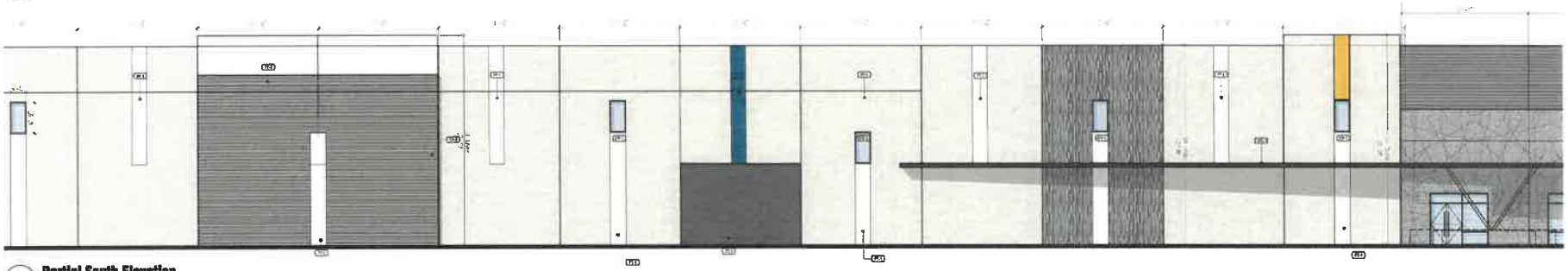
PAINT		MANUFACTURER	COLOR NAME	COLOR #
	PT-1	SHERWIN WILLIAMS	ALABASTER	SW7008
	PT-2	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (FIELD)	SW0055
	PT-3	SHERWIN WILLIAMS	CITRONELLA	SW6691
	PT-4	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY	SW0077
	PT-5	SHERWIN WILLIAMS	QUIET GRAY	SW7542
	PT-6	SHERWIN WILLIAMS	BLUEBLOOD	SW6968
	PT-7	SHERWIN WILLIAMS	PEBBLE NOIR	SW9154

NOTES:

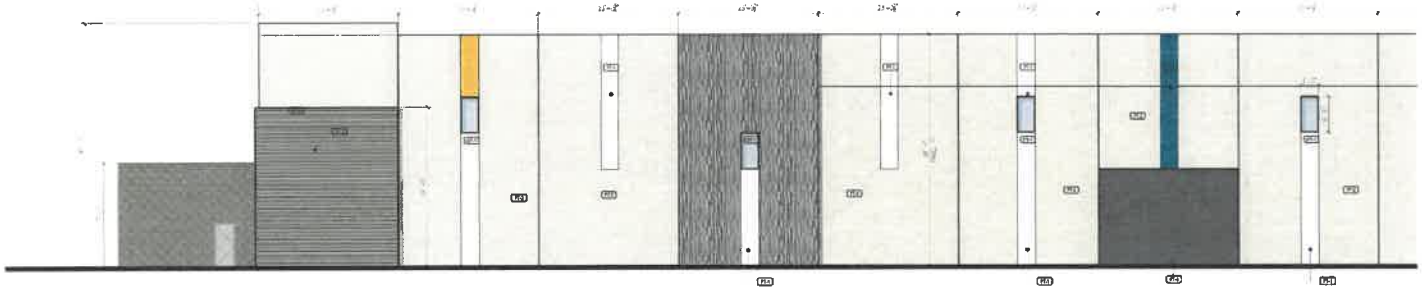
1. ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED PT-4, CLASSIC FRENCH GRAY



2 Partial South Elevation
1/8"=1'-0"



3 Partial South Elevation
1/8"=1'-0"



ALL PANEL HEIGHTS SHOWN ARE EXPOSED FROM THE GRADE PLANE.

ALL PANEL WIDTHS ARE DIMENSIONED FROM CENTERLINE OF 3/4" JOINTS.

4 Overall South Elevation
1/8"=1'-0"

NEVADA | CALIFORNIA
FORZA DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
10861 W. CHARLESTON BLVD. | SUITE 130 - 4TH FLOOR
LAS VEGAS, NV 89135 | T: 702.457.2848
F: 702.818.0310

CLIENT

CLIENT NAME

Contact:
SIGNA HOLDING
MANAGEMENT CO. LLC

ATTN: MITCH OSIROW
702.990.5611
MITCH@OSIROWPROP.COM

STAMP

PROJECT TITLE

PROJECT NAME & LOCATION

NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS , NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-515-001

REVISIONS

#	Date	Description

PROJECT INFO

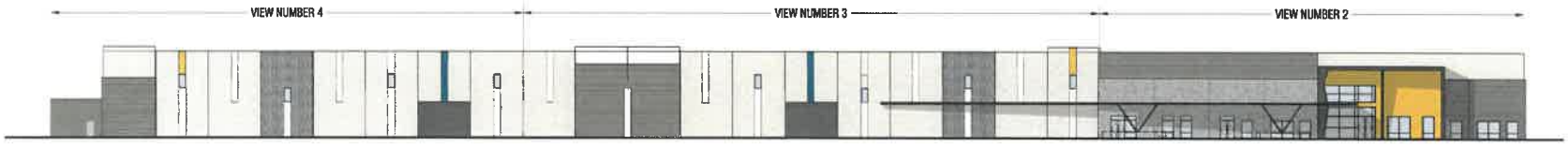
2021.014
project number
April 19, 2021
date
FORZA DESIGN GROUP
drawn
DARRYLL BRANDWINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

SHEET INFO

Sheet Name:
ELEVATIONS

Sheet Number:
A5.00

2021 FORZA DESIGN GROUP



1 Overall South Elevation
1"=20'-0"

EXTERIOR FINISH SCHEDULE

NO./SYM.	MATERIAL	MFR/SUPPLIER	FINISH/STYLE	COLOR	REM.
CP-1	CONCRETE PANEL		SMOOTH / PAINTED	SEE PAINT SCHEDULE/ELEVA.	
CP-2	CONCRETE PANEL		WAXED / FORMLINER / PAINTED	SEE PAINT SCHEDULE/ELEVA.	
STF-1	ALUMINUM STOREFRONT/GLASS		DARK TINTED VISION GLASS	FRAME: CHARCOAL ANODIZED	
STL-1	STEEL CHANNEL (P)		PAINT	FRENCH GRAY - SEE BELOW	
HLD-1	12x12 STEEL HOLD UP DOOR		PAINT	FRENCH GRAY - SEE BELOW	
	WALL PACK	SEE ARCH/ELEC.			

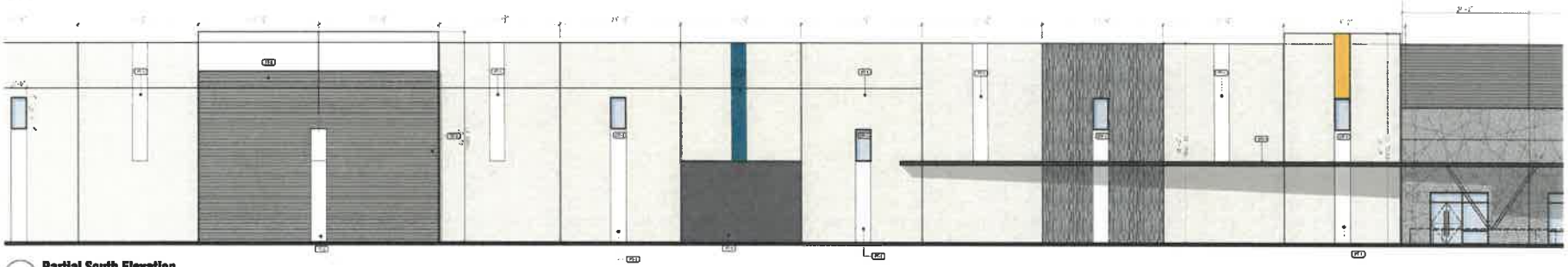
PAINT

	MANUFACTURER	COLOR NAME	COLOR #
PT-0	SHERWIN WILLIAMS	GLASSWATER	SW7058
PT-1	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (PBL3)	SW0055
PT-2	SHERWIN WILLIAMS	CITRONELLA	SW6691
PT-3	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY	SW2077
PT-4	SHERWIN WILLIAMS	QUEST GRAY	SW7068
PT-5	SHERWIN WILLIAMS	BLUEBLAND	SW6800
PT-6	SHERWIN WILLIAMS	PERLE NOIR	SW6154

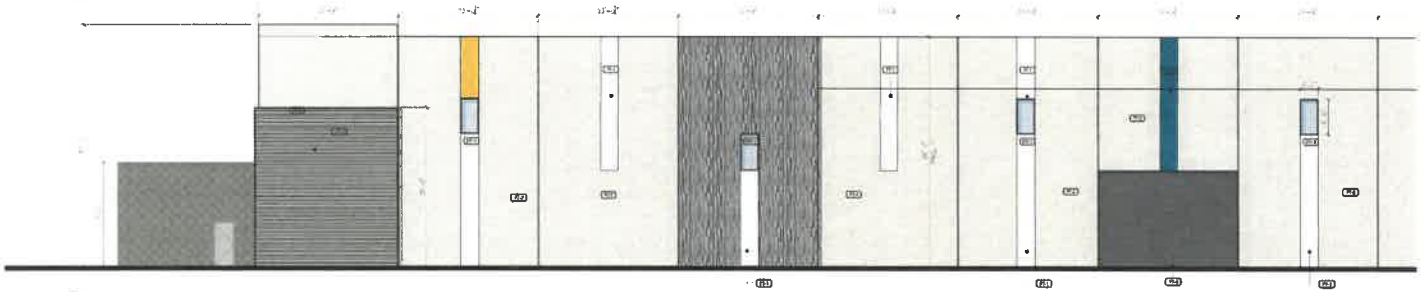
NOTES:

1. ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED PT-4, CLASSIC FRENCH GRAY

2 Partial South Elevation
1/8"=1'-0"



3 Partial South Elevation
1/8"=1'-0"



ALL PANEL HEIGHTS SHOWN ARE EXPOSED FROM THE GRADE PLANE.

ALL PANEL WIDTHS ARE DIMENSIONED FROM CENTERLINE OF 3/4" JOINTS.

4 Overall South Elevation
1/8"=1'-0"

NEVADA | CALIFORNIA
FORZA DESIGN GROUP
ARCHITECTURE | INTERIORS | PLANNING
12001 SOUTH SHORELINE BLVD., SUITE 130 - 5TH FLOOR
LAS VEGAS, NV 89135 | T: 702.497.3649
P: 702.650.8210

CLIENT

CLIENT NAME
Contact:
SERA HOLDING
MANAGEMENT CO. LLC
ATTN: MITCH OSRON
702.596.5011
MITCH@OSRONPROP.COM

STAMP

PROJECT TITLE

PROJECT NAME & LOCATION
NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS , NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-215-001

REVISIONS

#	Date	Description

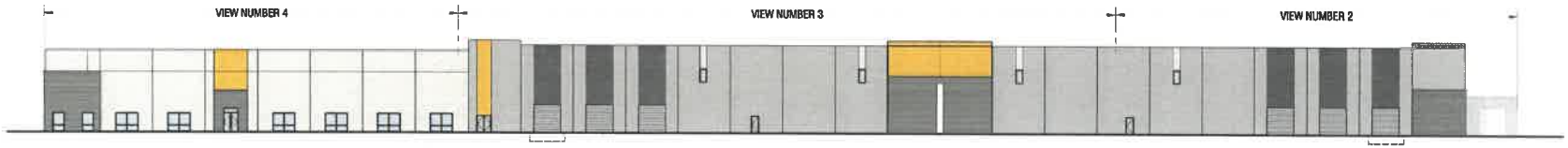
PROJECT INFO

2021.014
project number
April 19, 2021
date
FORZA DESIGN GROUP
drawn
DARRYLL BRANDWINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

SHEET INFO

Sheet Name:
ELEVATIONS
Sheet Number:
A5.00

THIS PLANS AND SPECIFICATIONS ARE AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF FORZA DESIGN GROUP. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF FORZA DESIGN GROUP. ANY USE ESTABLISHES AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS FORZA DESIGN GROUP FOR ANY AND ALL LIABILITY ARISING FROM SUCH USE.
©2021 FORZA DESIGN GROUP



1 Overall North Elevation
1"=20'-0"

EXTERIOR FINISH SCHEDULE

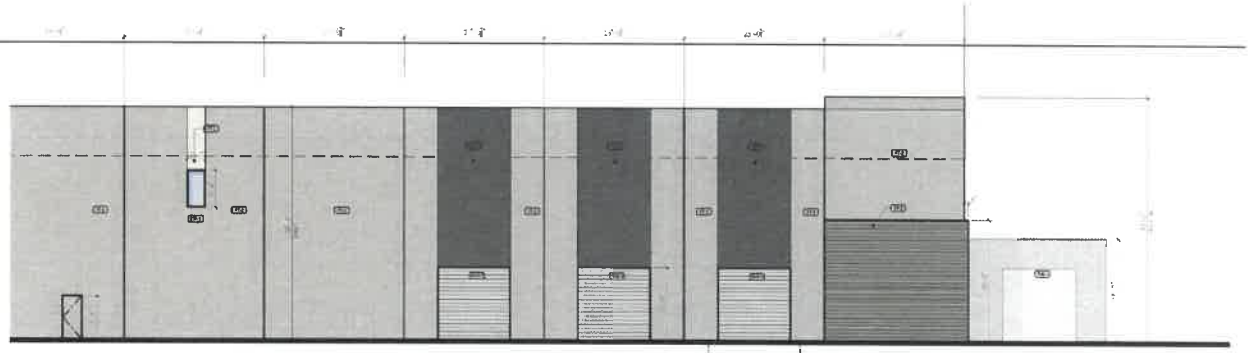
NO./SYM.	MATERIAL	MFR/SUPPLIER	FINISH/STYLE	COLOR
CP-1	CONCRETE PANEL		SMOOTH PAINTED	SEE PAINT SCHEDULE/LEVEL
CP-2	CONCRETE PANEL		RIBBED / FORMLINER / PAINTED	SEE PAINT SCHEDULE/LEVEL
STR-1	ALUMINUM STOREFRONT/GLASS		GRAY TINTED VISION GLASS	FRAME: CHARCOAL ANODIZED
ST-1	STEEL CHANNEL (EF)		PAINT	FRENCH GRAY - SEE BELOW
RSD-1	FORTE STEEL ROLL UP DOOR	TBD	PAINT	FRENCH GRAY - SEE BELOW
	WALL PACK	SEE ARCH'L SPEC.		

PAINT

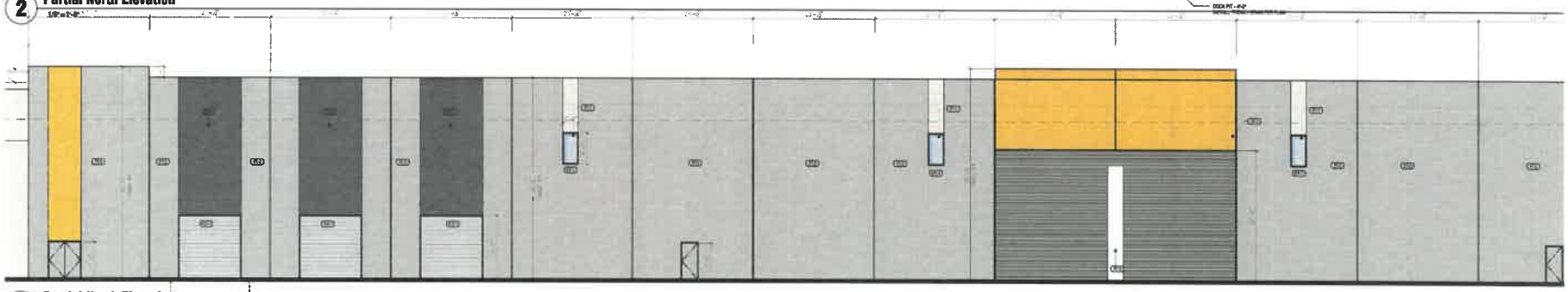
	MANUFACTURER	COLOR NAME	COLOR #
PT-1	SHERWIN WILLIAMS	ALABASTER	SW7008
PT-2	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (FIELD)	SW0055
PT-3	SHERWIN WILLIAMS	GERONIMO	SW9515
PT-4	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY	SW6177
PT-5	SHERWIN WILLIAMS	QUEST GRAY	SW7049
PT-6	SHERWIN WILLIAMS	SLUEBLOOD	SW6968
PT-7	SHERWIN WILLIAMS	PERLE NOIR	SW6154

NOTES:

1. ALL HOLLOW METAL DOORS & FRAMES TO BE PAINTED PT-4, CLASSIC FRENCH GRAY



2 Partial North Elevation
1/8"=1'-0"

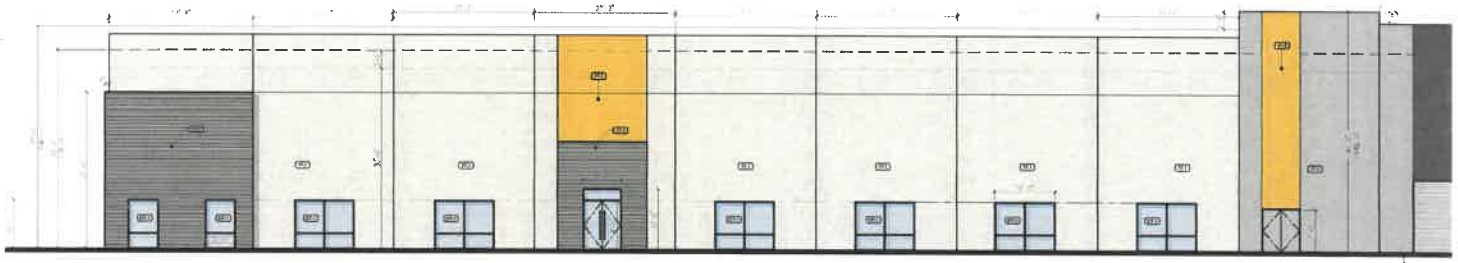


3 Partial North Elevation
1/8"=1'-0"

DOCK PIT - 6'-0"
INSTALL TRENCH DRAIN PER PLAN

ALL PANEL HEIGHTS SHOWN ARE OFFSET FROM THE GRADE PLANE.

ALL PANEL WIDTHS ARE DIMENSIONED FROM CENTERLINE OF 3/4" JOINTS.



4 Overall North Elevation
1/8"=1'-0"

NEVADA | CALIFORNIA

FORZA DESIGN GROUP

10801 W. CHARLESTON BLVD. | SUITE 500 5TH FLOOR
LAS VEGAS, NV 89135 | T: 702.407.5340
F: 702.430.5318

CLIENT

CLIENT NAME

Contact:
SENA HOLDING
MANAGEMENT CO. LLC

ATTN: MITCH OGRON
702.368.5511
MITCH@OGRONPROP.COM

STAMP

PROJECT TITLE

PROJECT NAME & LOCATION

NWC OF CRAIG RD. & BRUCE ST.
MIXED-USE DEVELOPMENT
NORTH LAS VEGAS , NV 89030
JURISDICTION: CITY OF NORTH LAS VEGAS
APN: 139-02-313-001

REVISIONS

#	Date	Description

PROJECT INFO

2021.014
project number
April 19, 2021
date
FORZA DESIGN GROUP
drawn
DARRYLL BRANDWINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. Written dimensions will rule before scaled.

SHEET INFO

Sheet Name:
ELEVATIONS

Sheet Number:
A5.01

NOTE: THE FORZA DESIGN GROUP (FDG) HAS THE PROPRIETARY RIGHTS TO THE DOCUMENTS AND DESIGNS PROVIDED HEREIN. ALL REPRODUCTIONS, ALTERATIONS OR ADDITIONS TO THESE DOCUMENTS AND DESIGNS, INCLUDING BUT NOT LIMITED TO ELECTRONIC DESIGN FILES, WITHOUT THE WRITTEN PERMISSION OF FDG IS STRICTLY PROHIBITED. ANY REPRODUCTIONS, ALTERATIONS OR ADDITIONS TO THESE DOCUMENTS AND DESIGNS WITHOUT THE WRITTEN PERMISSION OF FDG SHALL RESULT IN THE IMMEDIATE REVOCATION OF ANY AND ALL RIGHTS AND PERMISSIONS TO USE THE DOCUMENTS AND DESIGNS AND PROFORMA(S) AND VICE VERSA.

2021 FORZA DESIGN GROUP

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated 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.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BASE T20S R61E

100	101	102
125	124	123
138	139	140
163	162	161

SEC 2

8	9	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

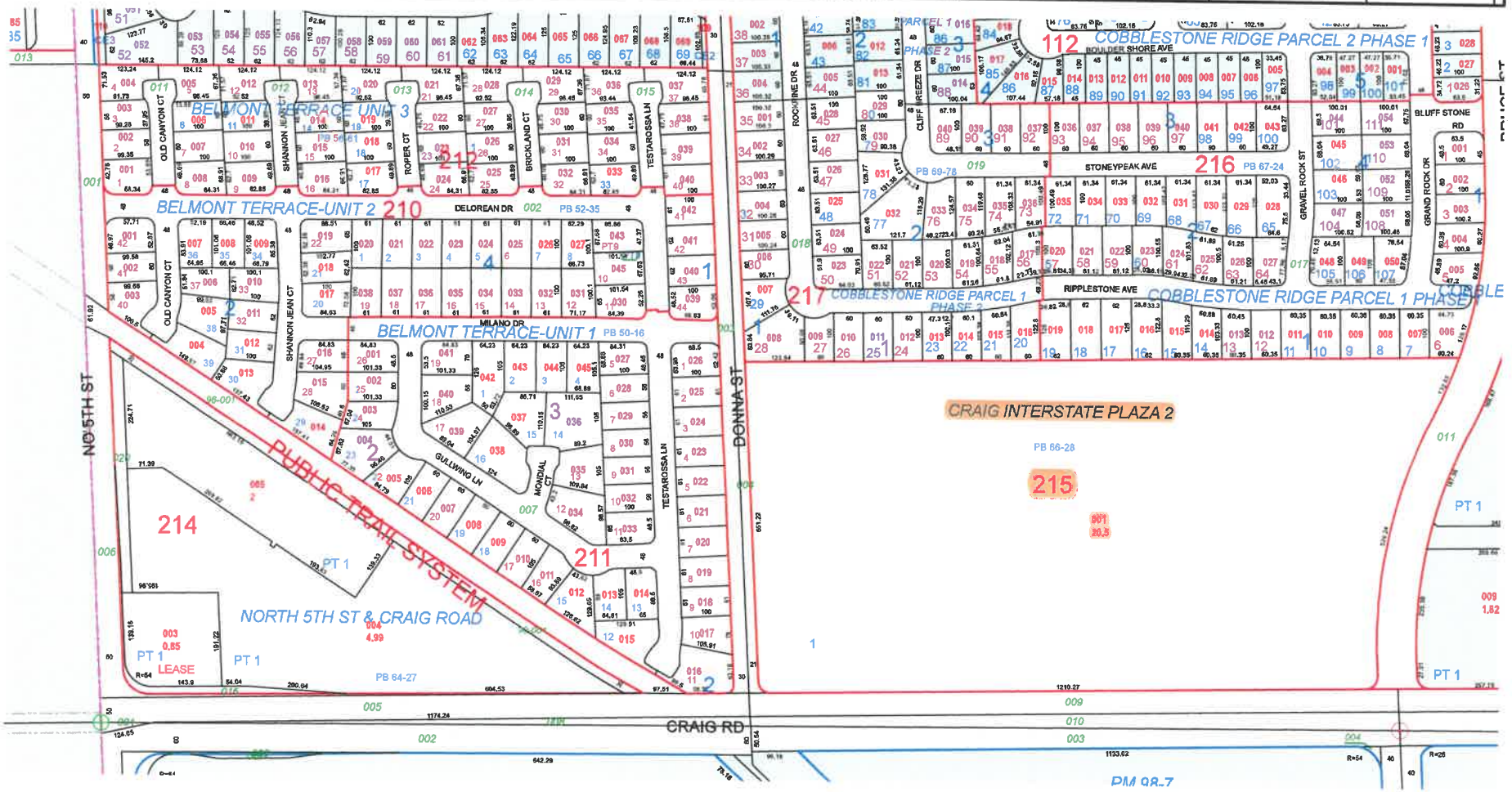
MAP S 2 NW 4

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

139-02-2

Scale: 1" = 200'

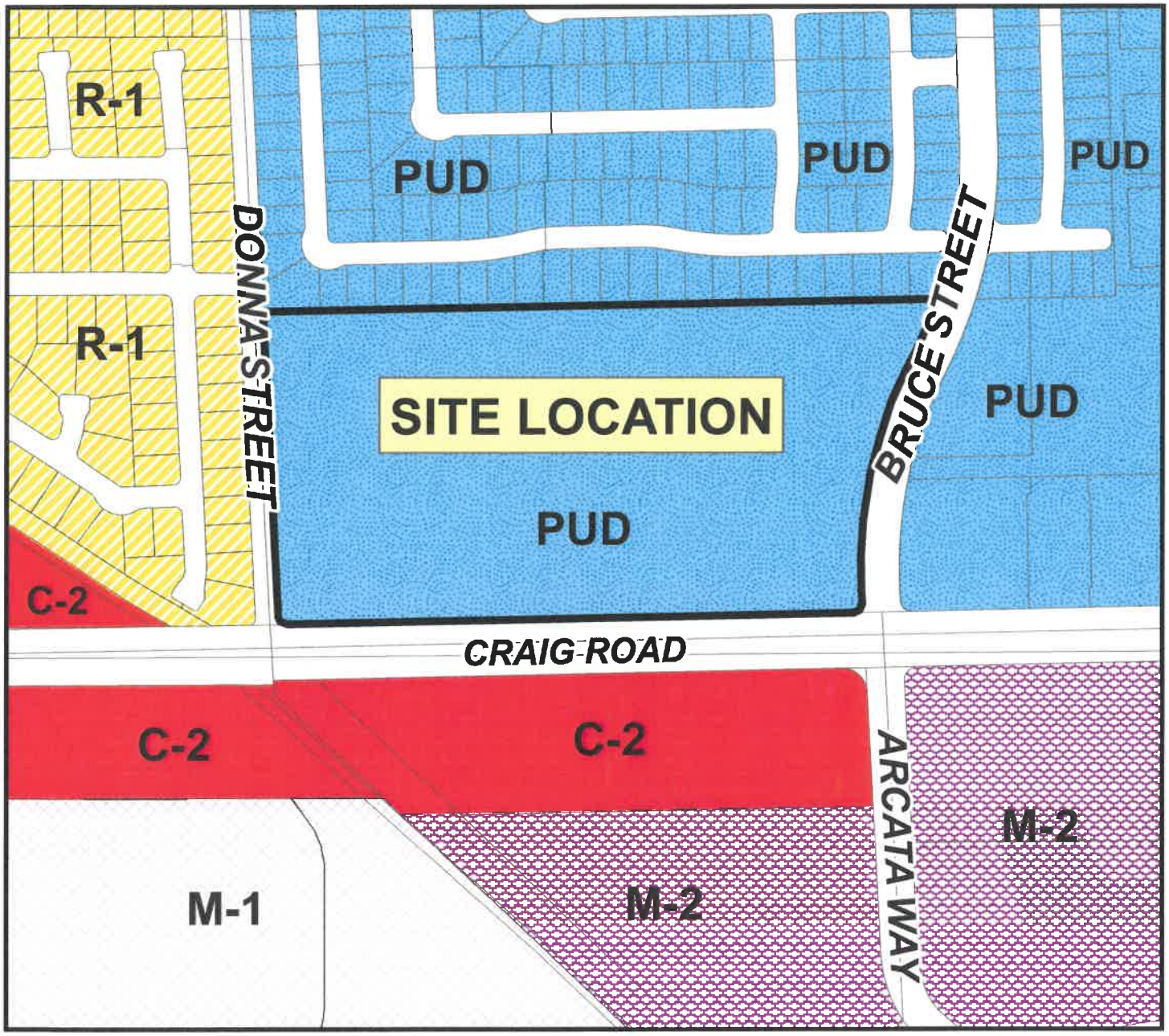
Rev: 1/8/2019



TAX DIST 250

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Siena Holding Management Co. LLC
Application: Final Development Plan
Request: To develop 8.5 acres for commercial uses and 12 acres for industrial uses
Project Info: Northwest corner of Craig Road and Bruce Street
Case Number: FDP-000007-2021

7/07/2021

N W E S