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Las Vegas, Nevada 89135
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City of North Las Vegas Comprehensive Planning Department
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89030

RE: Letter of Intent – NEC of Losee Road between E. Deer Springs Way and the 215 Beltway
Request for a zone change from Open Land (OL) to C-1
APN: 124-24-201-005
APN: 124-24-201-006

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 North Losee Rd. and the 215 Beltway. The proposed project is located on approximately 16.77 acres (APN's: 124-24-201-005 and 124-24-201-006). The current land use is designated as Mixed-Use Neighborhood and it is currently zoned as Open Land. The applicant is requesting an amendment to the current zoning; OL to C-1.

Site Description

The subject property is currently vacant open land, located at north Losee Rd. and the 215 Beltway. The overall site is approximately 16.77 Acres. The subject parcels are bifurcated by Bright Sunrays Avenue. The southern parcel is situated between Bright Sunrays Avenue to the north and Deer Springs Rd. to the south and bound by north Losee Rd. to the east; the southernly subject parcel is approximately 10.22 Acres. The northern parcel is situated between Bright Sunrays Avenue to the south and the 215 Beltway to the north and bound by north Losee Rd. to the east; the northernly subject parcel is approximately 6.55 Acres.

The proposed 16.77 Acre mixed-use neighborhood development will serve the surrounding new home development and the existing homes in the area, with commercial uses such as; Grocery, Gas/C-store, Inline Retail, Quick Serve Restaurants and a variety of similar and complimentary retail uses. The southern parcel is approximately 10.22 Acres and currently designed to have four (4) buildings constructed with the following anticipated uses; Gas/C-Store, Grocery and two (2) Quick Serve Restaurant pads. The intended Grocery Store building is approximately 52,000 SF. The northern parcel is approximately 6.55 Acres and currently designed to have three (3) buildings constructed with the following anticipated uses; Inline Retail with multi-tenant pads and two (2) Quick Serve Restaurant pads. The Inline Retail building is anticipated to be approximately 43,000 SF.

Amendment to the Current Zoning: Open Land (OL) to C-1 Zoning

The subject property has a land use designation of Mixed-Use Neighborhood and is currently zoned as Open Land (OL). The designated zoning request is to zone the Open Land to C-1, Neighborhood Commercial District. The current land use supports C-1 and the uses of food, retail and supporting commercial, medical office and professional offices. These compatible uses compliment the surrounding

development, particularly all the new homes being constructed in the area, and overall provides the general public additional amenities, and conveniences for the neighboring residential.

Preliminary Development Schedule

This development will commence with the southern parcel and proceed northward towards the 215. The grading of the proposed development is anticipated to start in Q1 of 2022 or sooner. Vertical construction is anticipated to begin Q3 of 2022 and achieve completion 18 months thereafter.

Conclusion

The overall project will be compatible with the surrounding area, it will bring benefits to the general public by developing a parcel of vacant land that is uniquely situated on the premier commercial corner near approximately 10,000+ new residential homes being constructed; Townhomes by Touchstone and by National Home Builders such as KB Homes, Richmond American, Tri- Pointe Homes, Taylor Morrison, and DR Horton. Additional nearby landmarks and notable interests include; the National Tule Springs Monument, the future trail system that will run along the 215 Beltway, the Deer Springs Transit Corridor, the VA Hospital and the city's proposed Medical Campus that is just west of the VA Hospital. The applicant respectfully requests Staff's favorable recommendation for the proposed amendment to change the zoning from OL to C-1.

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

Sincerely,



Darryll F. Brandwine, Design Director and Managing Partner
FORZA DESIGN GROUP

DATE CREATED	REV. NO.	REVISIONS	APPROVED BY	DATE APPROVED
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BM 1.1 <small>PLAT 10/1/2017</small>	<small>SHEET</small> 1	SIENA LOSEE & 215 BOUNDARY MAP 2 SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & N. CITY OF NORTH LAS VEGAS ATM-24-201-005 & 006		BAUGHMAN & TURNER, INC. CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS #210 HINSON STREET LAS VEGAS, NEVADA PHONE: (702) 870-8771 FAX: (702) 878-2895 89102	DATE 11/14/2018 DESIGN ---- DRAIN ---- CHECK ---- SCALE ----	PREPARED FOR: SIENA HOLDING MANAGEMENT 1555 PARK ROAD, STE. 110 LAS VEGAS, NV 89144 (702)-590-0811	DATE: <input type="text"/> BY: <input type="text"/>	REVISION: <input type="text"/>	SCALE: <input type="text"/>	DETAILS: <input type="text"/>
					DATE: <input type="text"/> BY: <input type="text"/>	REVISION: <input type="text"/>	SCALE: <input type="text"/>	DETAILS: <input type="text"/>		

NEIGHBORHOOD MTG NOTES
MTG DATE: August 23,2021 @ 7pm – 8pm

Losee Road & 215 Development
HELD AT SKYVIEW YMCA /3050 E. Centennial
Pkwy

Parcel #'s 124-210-005 & 006

**RE: Change/Amend Zoning from OL (Open
Land) to C-1 (Neighborhood Commercial
District)**

- There were only 3 residents present and we disclosed that we are applying to change zoning (as mentioned above) and develop the vacant land to a mixed-use commercial development that would provide services for the immediate area.
 - Overall, there was no opposition to the proposed project only curious questions on how it pertains to their property. At the end of a relatively short meeting, the neighbors made comments about the positives of getting much needed services closer to their homes.
- END

John R. Gustafson, P.E.
Engineer

Office: 702-870-8771
Cell: 702-856-9873
Fax: 702-878-2695

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.
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

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- TAX DISTRICT LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK
T19S R61E

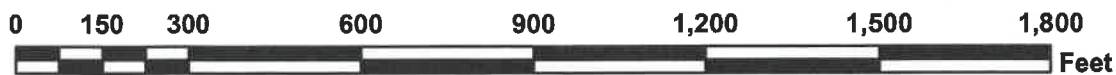
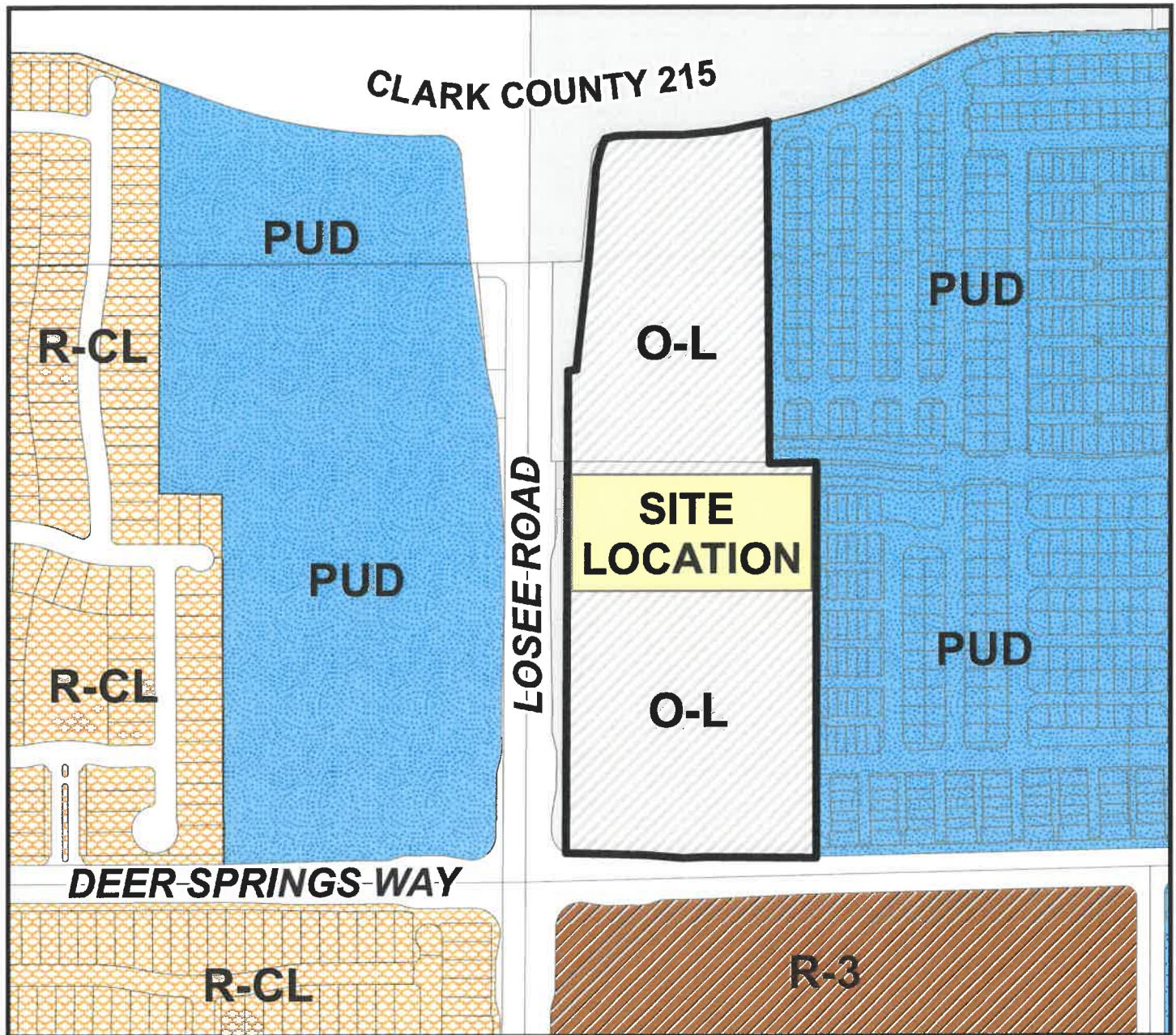
100	101	102	10
125	124	123	12
138	139	140	14

Scale: 1" = 200'



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Siena Holding Management Company, LLC
Application Type: Property Reclassification
Request: From O-L (Open Land District) to C-1
(Neighborhood Commercial District)
Project Info: Northeast corner of Losee Road and Deer Springs Way
Case Number: ZN-21-2021

9/08/2021

