



## City Council Regular Meeting AGENDA ITEM

NUMBER: 15

**SUBJECT:**

**ZN-16-2024 TUNNEL TO TOWERS:** Applicant Tunnel to Towers' Request for a Property Reclassification of 5.07 Acres from C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District) Consisting of 112 Multi-Family Dwelling Units for Real Property Located West of N. Pecos Rd. Approximately 270 Feet North of E. Centennial Pkwy. (Ward 2 - Garcia-Anderson) (For Possible Action; Recommendation – Deny)

**REQUESTED BY:**

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

**WARD:**

(Ward 2 - Garcia-Anderson)

**RECOMMENDATION OR RECOMMEND MOTION:**

Following the public hearing, it is recommended that City Council deny ZN-16-2024.

**FISCAL IMPACT:**

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At the Planning Commission meeting on October 9, 2024, the Planning Commission unanimously (7-0 Vote) recommended denial of ZN-16-2024.

The applicant Tunnel to Towers is requesting a reclassification from C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District) consisting of 112 multi-family residential units for a veterans' housing development. The subject site is comprised of two parcels totaling 5.07 acres generally located west of N. Pecos Rd., approximately 270 feet north of E. Centennial Pkwy. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial (proposed change to Multi-Family Residential).

**Attachments:**

Planning Commission Action Report  
Staff Report with Attachments

CIP No.	Related Item: AMP-05-2024	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Micaela R. Moore, City Manager	November 20, 2024