

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-16-2024 **Tunnel To Towers**
Date: September 12, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. 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. The footprint of proposed structures shall be plotted on the subject civil improvement plans and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Pecos Road (50' ½ street with median and overpave)
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. The existing shared use driveway, at the property line with the parcel to the south, must be relocated to meet all current standards and requirements.
7. The developer is required to construct a raised median within Pecos Road. The median shall be constructed per *Clark County Area Uniform Standard Drawing* numbers 218 and 219 "A" type island curb.
8. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
9. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.

10. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
11. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
14. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
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. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
17. All off-site improvements must be completed prior to final inspection of the first building.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Jimmy Love
Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.10.01 07:35:21-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman – Planning & Zoning
From: Jared Luke – Senior Director of Economic Development
Subject: AMP-05-2024 Tunnel to Towers
Date: September 5, 2024



Economic Development staff reviewed AMP-05-2024 Tunnel to Towers', request to apply for a land use change from Community Commercial to Multi-Family, located North of the northwest corner of Centennial Parkway and Pecos Road.

The proposed project is in close proximity to the Job Creation Zone (JCZ)/Medical Campus that was recently announced West of the VA Hospital which will be an investment in the city anchored by medical and technology services to provide both medical services and quality employment opportunities for the citizens of North Las Vegas. The JCZ does not have the typical planned neighborhood retail uses for the surrounding community that would normally be part of a commercial development. Commercial development normally follows residential development at a much slower pace, and the small amount of remaining commercial land is needed within this area for neighborhood commercial uses. Therefore, the removal of commercial land for services that are necessary for the neighborhood is not supported by the Economic Development Department.

August 27, 2024

VIA ELECTRONIC UPLOAD

City of North Las Vegas
Planning Department
2250 North Las Vegas Boulevard
Las Vegas, Nevada 89030

Re: *Justification Letter – Comprehensive Master Plan Amendment and Zone Change on APNs: 124-24-810-005 and 006*

To Whom It May Concern:

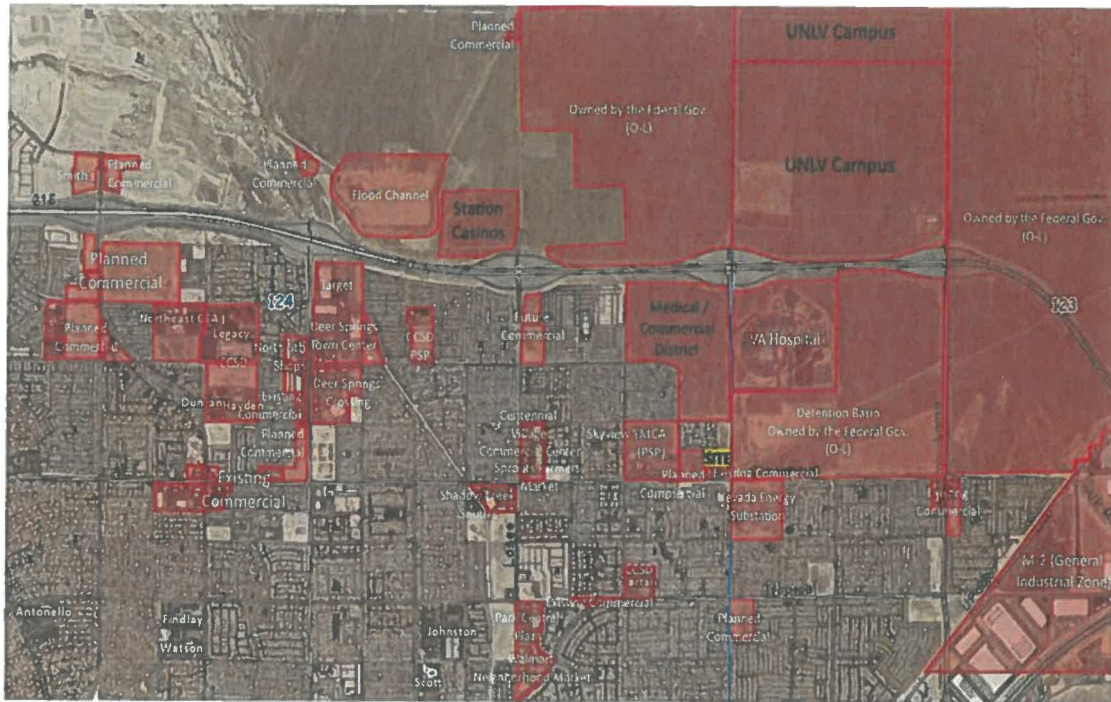
Please be advised this firm represents the Applicant in the above referenced matter. The proposed project is located on approximately 5 acres, generally located north of East Centennial Parkway and west of North Pecos Road in North Las Vegas, Nevada (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 124-24-810-005 and 006. The Applicant requests a comprehensive master plan amendment and a zone change to allow for a multi-family residential development, exclusively for veterans. The Property is ideal for much-needed veteran housing with the VA Hospital across the street and the Veteran's Resource Center just to the west of the Property.

A. Comprehensive Master Plan Amendment to Multi-Family

The Applicant is requesting a comprehensive master plan amendment from Community Commercial to Multi-Family. The Property has been planned and zoned for commercial development for some time with no viable development prospects. Separated from the commercial development on the hard corner, the Property is no longer ideal for commercial development. However, the proposed multi-family project is appropriate and compatible with the surrounding land uses. Adjacent to the north are existing and approved multi-family developments of comparable heights and densities. Both projects to the north were changed to multi-family. They were not originally planned or zoned for multifamily.

The Property is located approximately 260 feet north of the intersection of North Pecos Road and East Centennial Parkway. Its positioning, shape and distance from the intersection render it inferior for commercial purposes, as the Property runs horizontal with very little frontage onto North Pecos Road. The Property is more appropriate and suitable for a multi-family use as the Multi-Family designation typically occurs along a major roadway and near higher intensity uses such as commercial and employment uses. The Property fronts onto North Pecos Road, has existing commercial to the south, and is approximately 700 feet south of the future medical district, which will bring medical, commercial and employment to the area.

There is significant commercial and quasi-commercial development planned and existing in the area, so changing this Property to Multi-Family will not have an adverse impact on North Las Vegas. See Illustrative exhibit below.



The previously known Helios project spans 135 acres located between East Rome Boulevard to the south and County Road 215 to the north. Established as a Job Creation Zone under the Public Land Act in 2014, the entire 135 acres is required to develop for non-residential uses. Considering the designation of the former Helios site as a future mixed-use medical and commercial district, along with the existing commercial development to the south and in the area, there is no need for further commercial on this Property. In fact, included as a part of the retail portion of the previously known Helios project was a grocery store, restaurants and an extensive list of allowed C-2 commercial uses. It is widely known that to make any commercial development viable, it is first necessary to have residential rooftops. Since much of the land north of the Property is planned for commercial (with no residential allowed), it makes sense to amend the master plan to allow residential multi-family on the Property, similar to the two projects immediately to the north of the Property.

A multifamily project is much more suitable on the Property. Existing to the north, located on the southeast corner of East Rome Boulevard and Palmer Street, is a 380-unit multi-family development, consisting of 25 buildings, at a density of 24.3 units per acre. On December 1, 2004, the North Las Vegas City Council approved AMP-91-04 and ZN-109-04 for a comprehensive plan amendment from Medium Density Residential to High Density Residential, along with a zone change from Business Park Industrial District (M-1) to Multifamily Residential District (R-3). Additionally, on March 9, 2022 and April 20, 2022, the North Las Vegas City

Council approved WAV-01-2022 and ZN-02-2022, respectively, allowing a 100-unit, multi-family development with a reduction of 2 parking spaces, and a zone change from M-1 to R-3 on a vacant four (4) acre parcel located on the southwest corner of North Pecos Road and East Rome Boulevard. Subsequently, on August 14, 2024 (just a few weeks ago), the North Las Vegas Planning Commission approved applications VN-06-2024, SPR-06-2024 and WAV-05-2024, permitting a 105-unit multi-family development with a density of 26.3 units per acre, a variance for a building height of 58 feet, and a waiver for a reduction of 44 parking spaces with Staff's recommendation of approval. The Applicant's proposed 112-unit multi-family project, with a density of 22.1 units per acre and with a maximum height of 50 feet, is compatible with the existing and approved multi-family developments in the immediate area.

Moreover, this project is exclusively for veterans and is ideally located across from the VA Hospital, which is where the residents will receive medical services. Tunnel to Towers will offer on-site support services for its residents, but their medical needs may be met across the street at the VA Hospital with cardiology, dermatology, endocrinology, gastroenterology, genetic services, mental health services, nephrology, oncology, pain management services, and physical rehabilitation services available to veterans. *See VA.gov*. Veterans travel from all over the region seeking medical treatment at the VA Hospital. The fortunate residents of the proposed project will not have to travel far. Furthermore, this project supports the Deer Springs District Livable Center goal of "encouraging transit use, increasing walkability, and reducing vehicle reliance, which will enhance the sense of place, increase foot traffic for businesses, and increase community health benefits." Vehicle reliance for veteran residents will certainly decrease by allowing future residents to walk to the VA Hospital and to the future amenities and services to come with the medical campus. The Property is the ideal location to house and support veterans in our community.

B. Zone Change to PUD

The Applicant requests a zone change from C-1 to PUD. The purpose of a PUD in North Las Vegas is to serve as an alternative to conventional zoning consistent with NRS 278A.020. NRS 278A.020 states that the purpose of a Planned Unit Development is to "further the public health, safety, morals and general welfare in an era of increasing urbanization and of growing demand for housing of all types and designs ...". North Las Vegas Code also states that the purpose of a PUD is to:

- i) Enhance the City's public health, safety and general welfare as North Las Vegas increasingly urbanizes;
- ii) Encourage innovations in residential, commercial and industrial developments so that greater opportunities for better housing and all types ... may extend to all citizens and residents of North Las Vegas;
- iii) Provide for necessary commercial and industrial facilities to be conveniently located near housing;
- iv) Reflect changes in the technology of land development so that resulting economies may be made available to those who need homes and to encourage more efficient

- v) use of land and public and private services;
- vi) Reflect changes in the technology of land development;
- vii) Encourage an more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development that may be characterized by special features of the geography, topography, size and shape of a particular property;
- viii) Provide a compatible, stable, developed environment in harmony with the of the surrounding area; and
- viii) Insure that increased flexibility of substantive regulations be administered in such a way as to encourage the disposition of proposals of land development without undue delay.

See NLV Code 17.16.050(c).

The proposed zone change to a PUD is the ideal zoning category for the proposed development on the Property. It allows for multi-family housing for veterans with permitted personal services on the bottom level. A traditional R-3 zoning category would require a special use permit to allow such services. See Table 17.20-1 below.

		Residential								Business				Redevelopment				Special Purpose				Obsolete				
P = Permitted																										
C = Conditional																										
S = Special																										
Blank = Prohibited																										
Use Category	Use Type	O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-MDC	R-A/PSP	PSP	MUD/MD	PCD	MUD			C-3
																							MUD-N	MUD-C	MUD-E	
	Personal Service Establishment									S	P	P						P	C		P	P	P	P	P	P
	Retail Sales Establishment										P	P						P	C	S	P	P	P	P	P	P

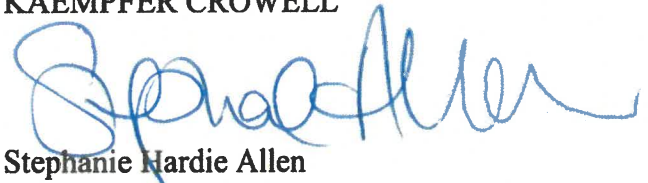
and a height of 58 feet. The Applicant is proposing a multi-family residential development comprised of 112 units at a density of 22.1 units per acre with a maximum height of 50 feet. The three developments are very similar and compatible to one another. The PUD zoning category allows for the flexibility to match these similar developments to the north without requiring a discretionary special use permit application for the personal services on the bottom floor and without requiring a variance application for the increased height (as was approved to the north).

Although the requested zoning category is for a PUD, the proposed parking, setbacks, landscaping and open space all conform to the R-3 zoning district standards. The Applicant provides 53,282 square feet of open space where 44,800 square feet is required with ample amenities for the veteran residents. Additionally, the applicant will meet the individual open space requirement to provide patios and balconies for each unit. The first floor will accommodate a comprehensive supportive services center, workforce center, clothing room, therapy center, gym, multi-purpose room(s), laundry facility and additional services and amenities exclusively for the veteran residents. Outdoor amenities will include a convenient courtyard in the center of the development with seating areas, two dog parks, sports courts, and a Bocce Ball and horseshoe court. The proposed project is designed with aesthetic appeal and heavy landscaping promising to enhance, to beautify, and to complement the area.

The Applicant respectfully requests your consideration of this application. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/ldg



LEO A DALY

PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

1400 CHARLES BLVD. 5TH FLOOR, FARMINGTON, CT 06031
TEL: 860.674.2111 FAX: 860.674.2120

TUNNEL TO TOWERS - LAS VEGAS

E. CENTENNIAL PKWY. & N. PECOS RD. LAS VEGAS, NV 89081
TUNNEL TO TOWERS FOUNDATION

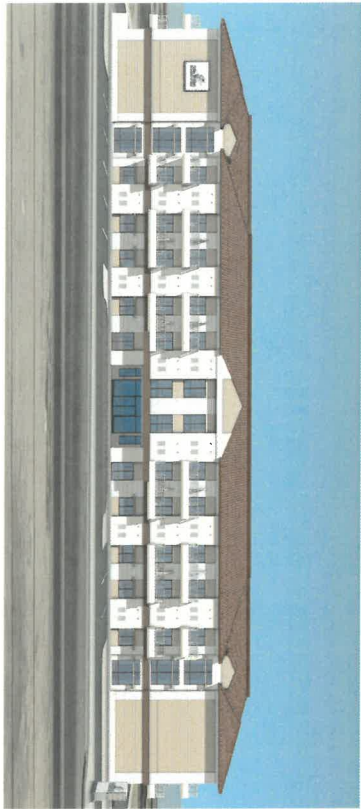
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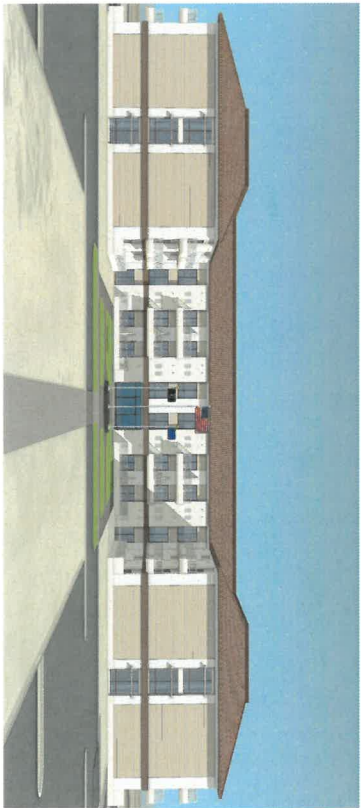
NTS
COLORED NORTH ELEVATION



NTS
COLORED SOUTH ELEVATION



NTS
COLORED EAST ELEVATION



NTS
COLORED WEST ELEVATION

LEO A DALY

1000 Springwell Drive, Suite 200, Southfield, MI 48075
Tel: (248) 669-4111 or (248) 271-0400

Architect
1000 Springwell Drive, Suite 200
Southfield, MI 48075
Tel: (248) 669-4111

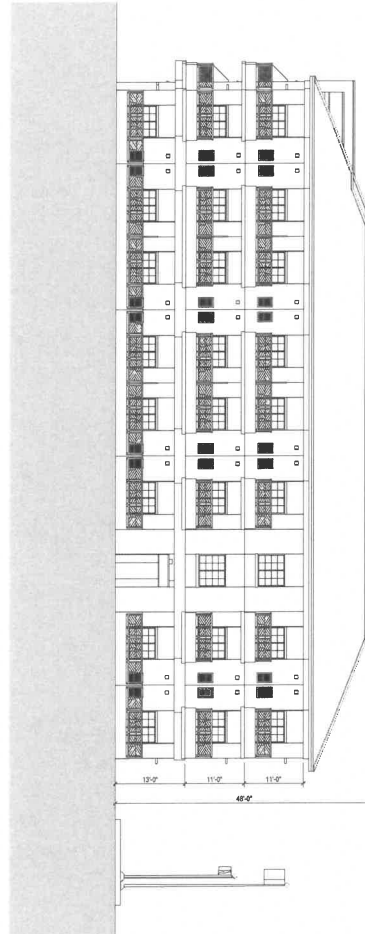
TUNNEL TO TOWERS - SOUTHFIELD

25100 NORTHWESTERN HWY. SOUTHFIELD, MI 48075
TUNNEL TO TOWERS FOUNDATION

08/28/2024

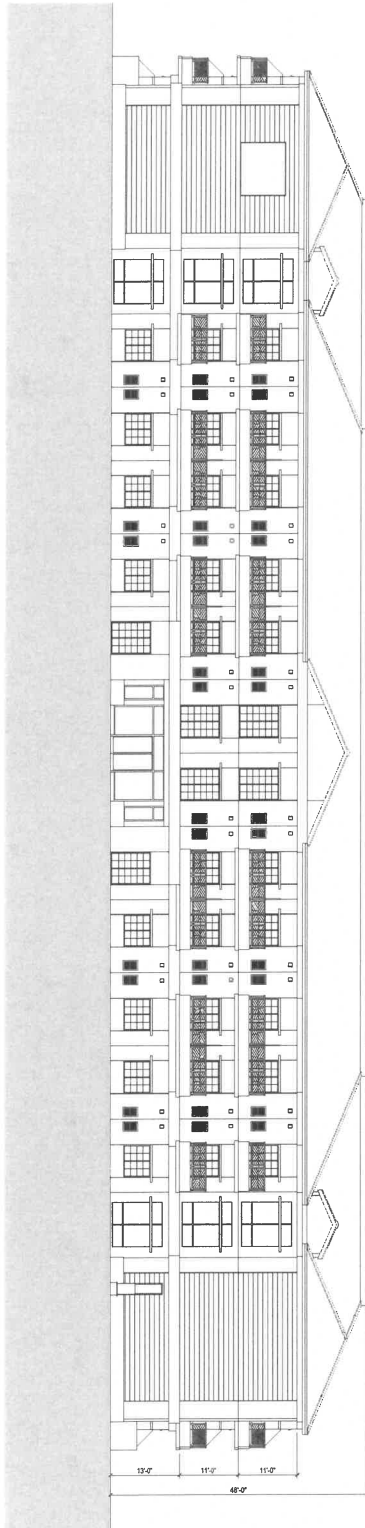
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



LEO A DALY

ARCHITECTS
P.L.L.C.

1000 L Street, Suite 2000, Washington, DC 20004
Tel: (202) 331-1111 Fax: (202) 331-1111

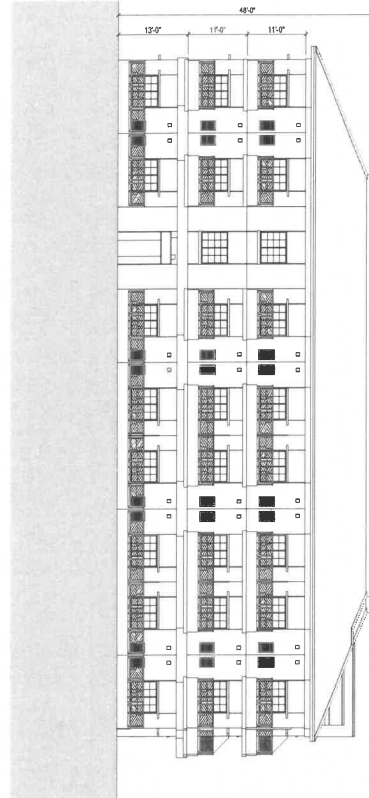
TUNNEL TO TOWERS - SOUTHFIELD

25100 NORTHWESTERN HWY. SOUTHFIELD, MI 48075
TUNNEL TO TOWERS FOUNDATION

08/28/2024

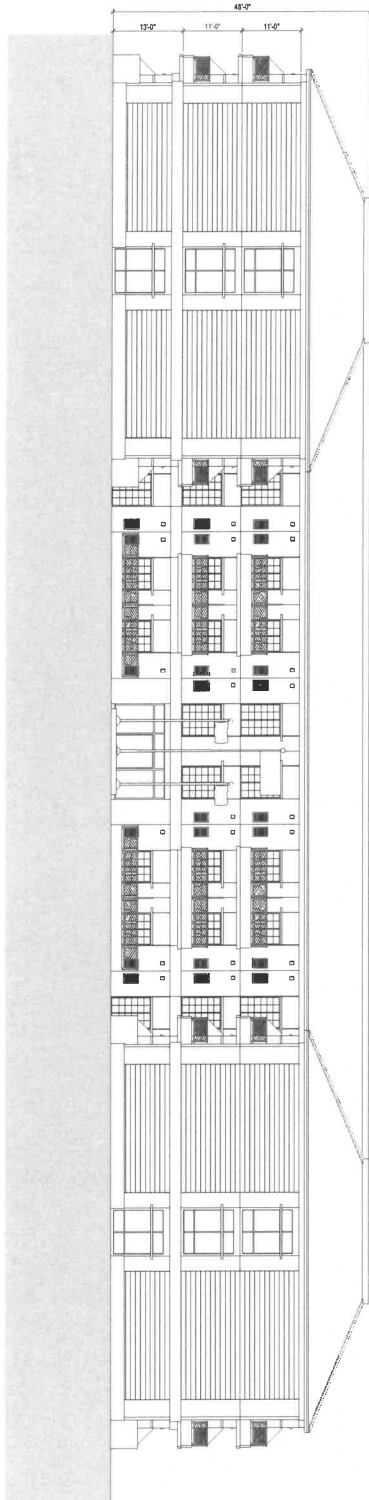
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



LEO A DALY

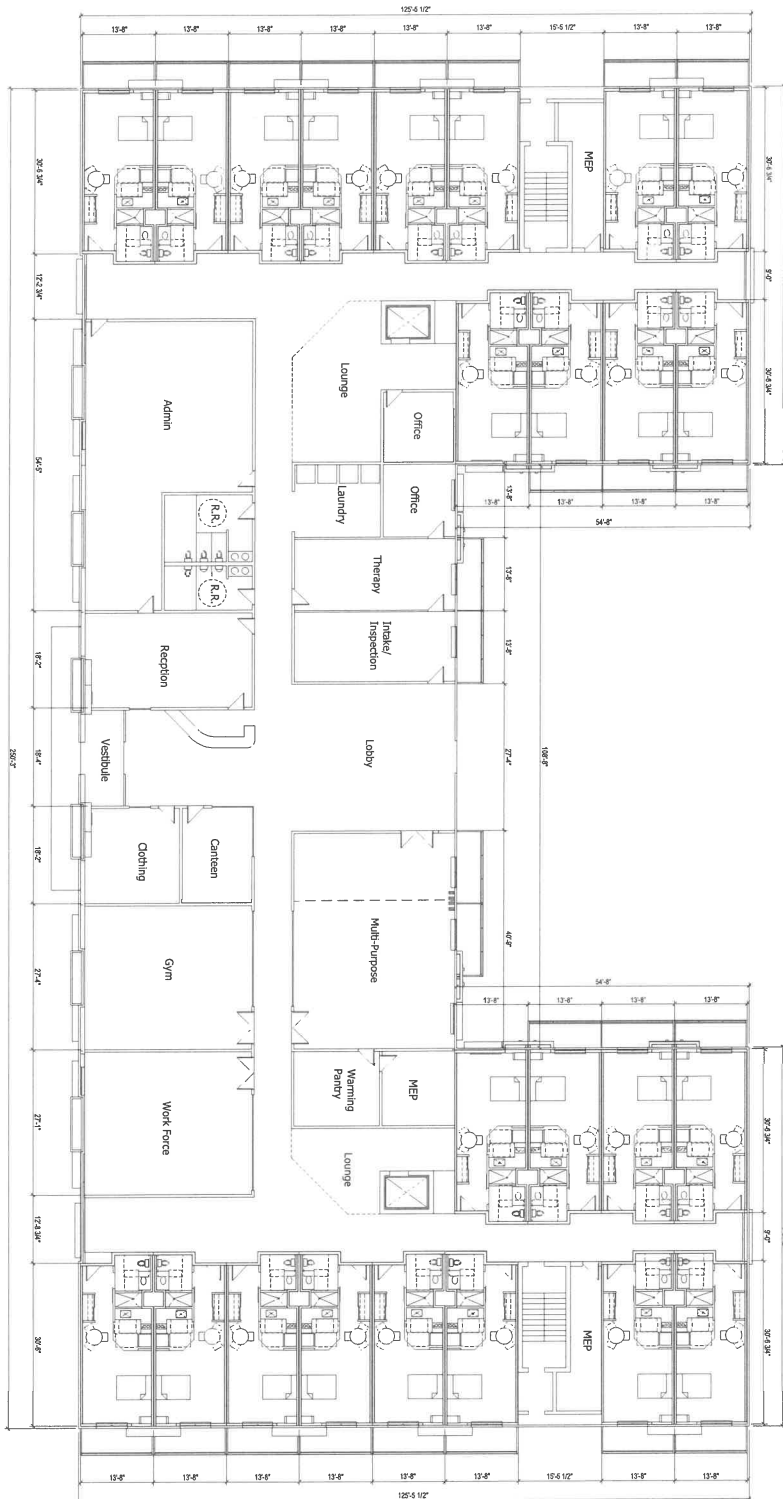
ARCHITECTS
1000 W. Wacker Drive, Suite 1000
Chicago, IL 60601
Tel: 312.467.1000

South Elevation Drawing - 08/28/2024
Tunnel to Towers Foundation
Tel: 312.467.1000

TUNNEL TO TOWERS - SOUTHFIELD

25100 NORTHWESTERN HWY. SOUTHFIELD, MI 48075
TUNNEL TO TOWERS FOUNDATION

08/28/2024



PROPOSED FIRST FLOOR PLAN SCALE: 3/32" = 1'-0"

LEO A DAILY

1000 Corporate Center, Suite 1000, Las Vegas, NV 89101
702.733.1111

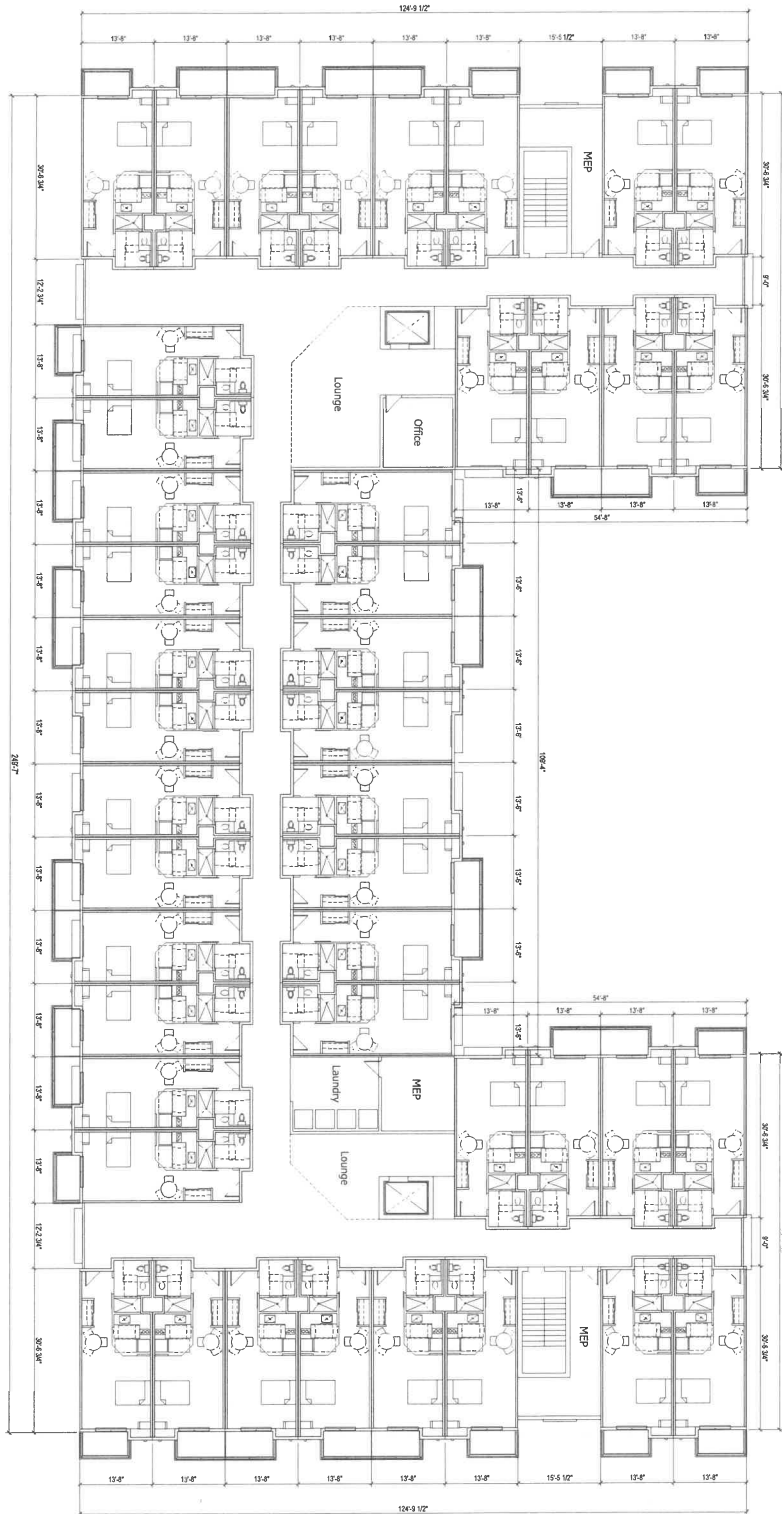
ARCHITECT

TUNNEL TO TOWERS - LAS VEGAS

E. CENTENNIAL PKWY. & N. PECOS RD. LAS VEGAS, NV 89081

TUNNEL TO TOWERS FOUNDATION

08/28/2024



PROPOSED SECOND / THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEO A DAILY

1000 W. CENTENNIAL PKWY. SUITE 200, LAS VEGAS, NV 89081
TEL: 702.735.1111 FAX: 702.735.1112

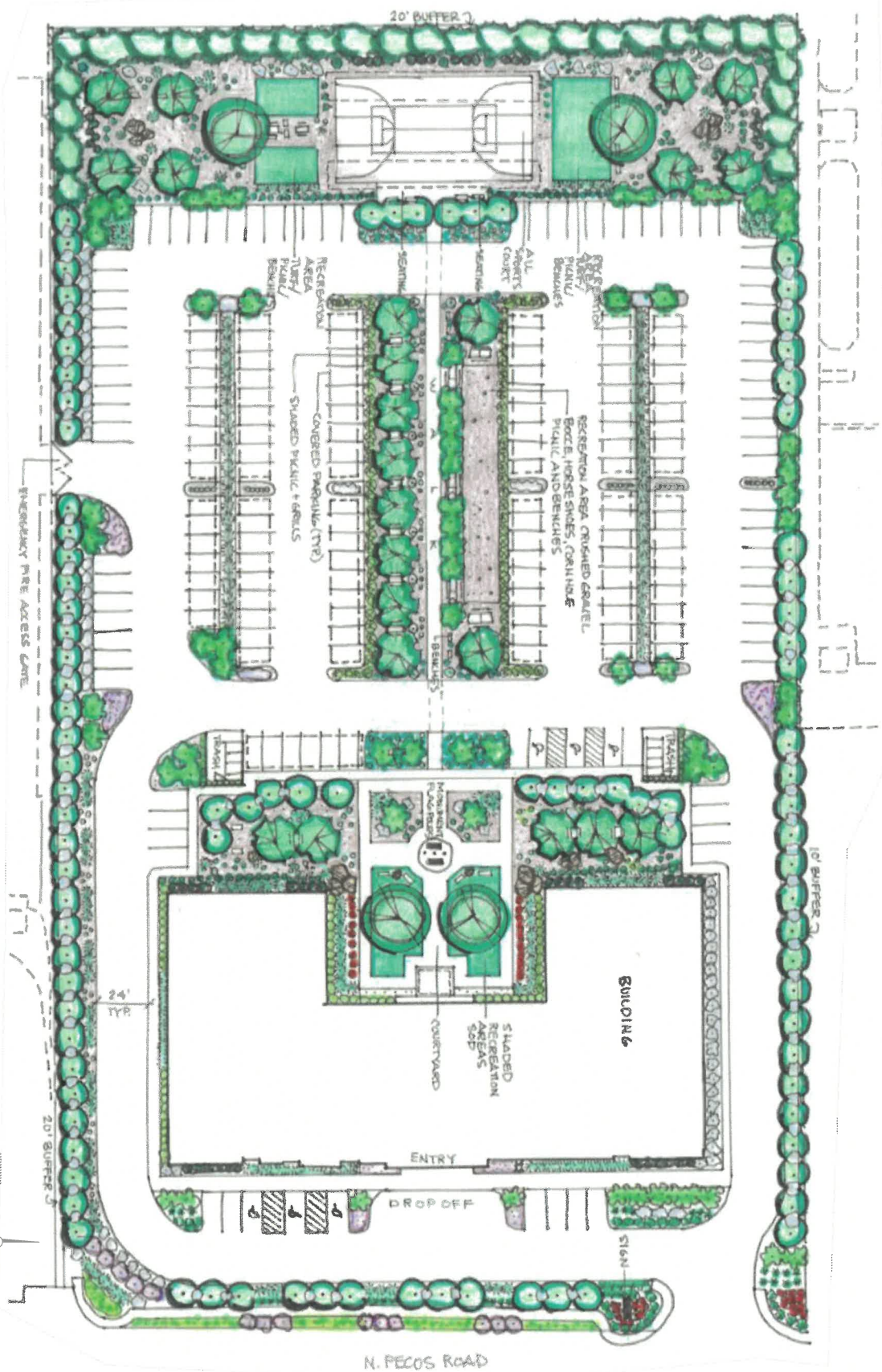
TUNNEL TO TOWERS - LAS VEGAS

E. CENTENNIAL PKWY. & N. PECOS RD. LAS VEGAS, NV 89081
TUNNEL TO TOWERS FOUNDATION

08/28/2024



1 Schematic Layout and Design



N. PECOS ROAD

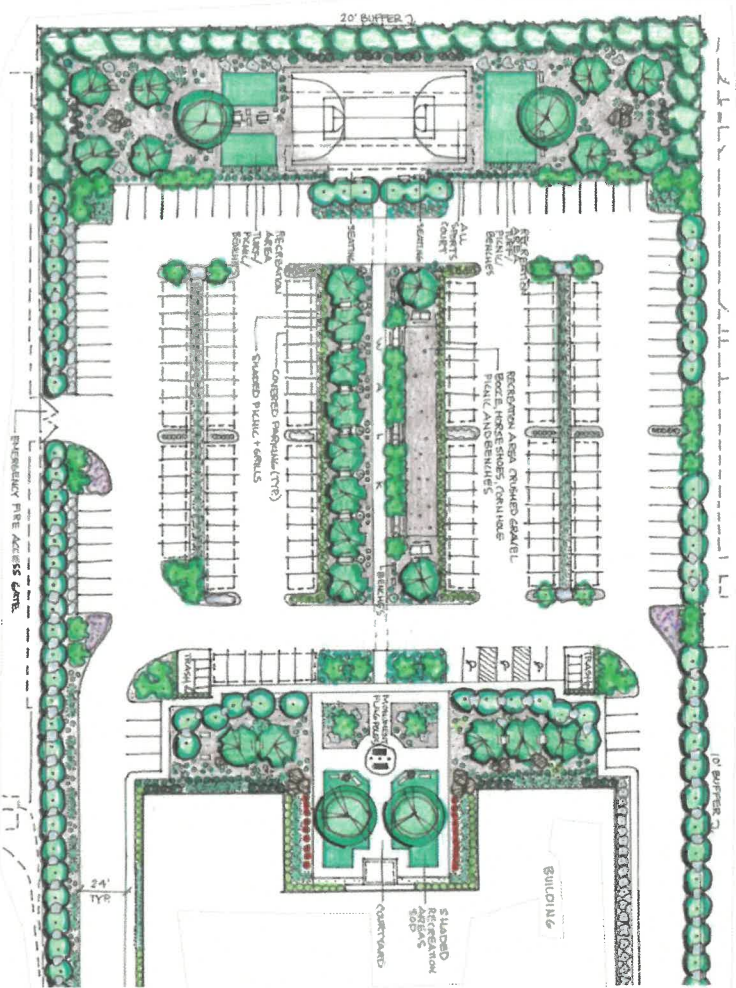
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TASK FORCE REVIEW SET

Project No.
08282024

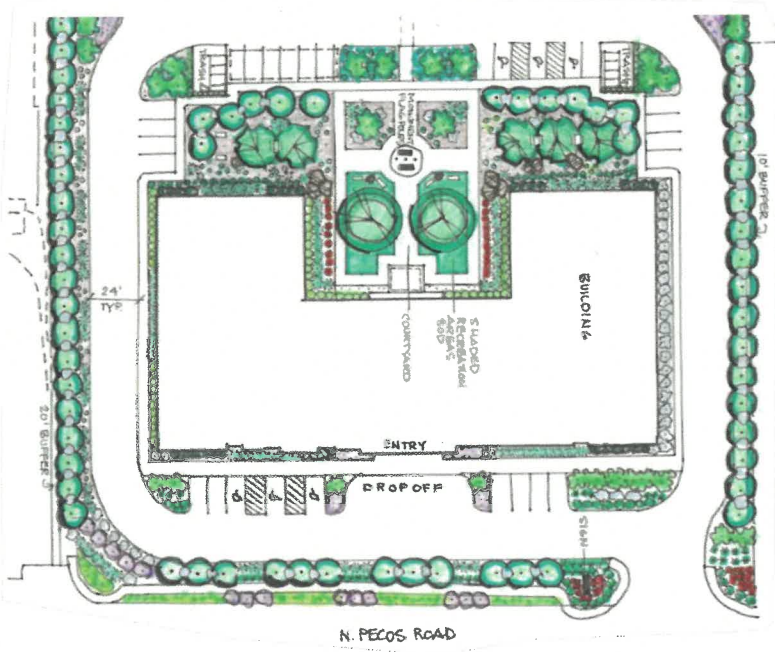
Schematic Layout and Design

LS101



Outdoor Recreation Areas

- Plant Legend**
- Gray Pine
 - Southern Live Oak
 - Sterna Red Oak
 - Thornless Hybrid Mesquite
 - Medican Ebony
 - Texas Mountain Laurel
 - Juniper
 - California Barrel Cactus
 - Twin Tower Agave
 - Chihuahuan Sage
 - Autumn Glow Grass
 - Red Yucca
 - Palmier Agave
 - Sage
 - Dwarfed Sand Verbena
 - Blue Oak Grass
 - Society Garlic
 - Curlleaf Grounds
 - Boulders



Entry & Monument

Tunnel 2 Towers - Las Vegas
Las Vegas, NV 89005

Tunnel 10 Towers
Foundation
Shaw Island, NY 11936



REV PLAN

REVISIONS

FILED

TASK FORCE REVIEW SET

Project No.
00707024

Schematic Layout and Design

LS102

Proposed Plants



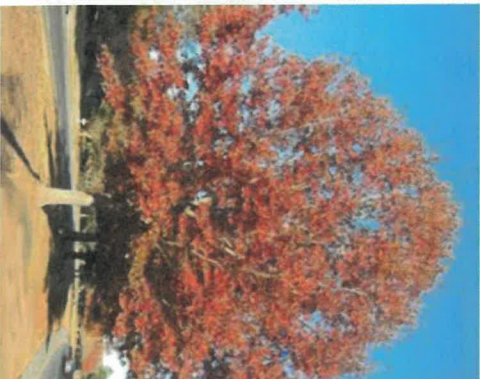
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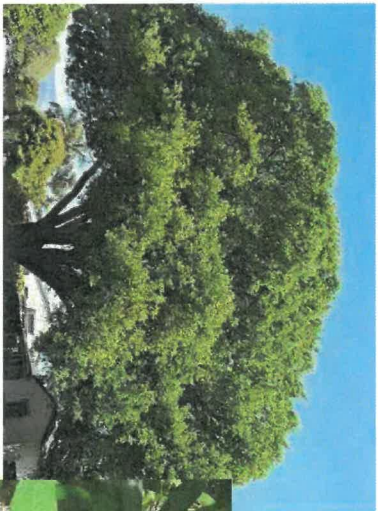
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Foothill Gray Pine



Sierra Red Oak



Southern Live Oak

Tunnel 2 Towers - Las Vegas
Peoos and Centennial!
Las Vegas, NV 89065

**Tunnel to Towers
Foundation**
2361 Hyman Blvd
Staten Island, NY 10306



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KEY PLAN

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TASK FORCE REVIEW SET

Project No.	08/28/2024
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Schematic Layout and Design

LS103

Mexican Ebony Tree



<https://arxiv.org/abs/https://arxiv.org/abs/1905.13849v1>

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[www.Mountain Laurel - Search Images \(bim.com\)](http://www.Mountain Laurel - Search Images (bim.com))

Rocky Mountain Juniper



Elijah Blue Fescue with White Blooms
And
California Barrel Cactus
And
Twin Flower Agave



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<https://static.flnurserymart.com/uploads/2016/01/Twin-Flower-Agave-e1455565788425.jpg>



Mexican Ebony Tree



<https://arxiv.org/abs/https://arxiv.org/abs/1905.13849v1>

<https://i.pinimg.com/originals/53/2b/ec/532bec1cc6558274d7169d57262b6f42.jpg>



[www.Mountain Laurel - Search Images \(bim.com\)](http://www.Mountain Laurel - Search Images (bim.com))

Rocky Mountain Juniper



Elijah Blue Fescue with White Blooms
And
California Barrel Cactus
And
Twin Flower Agave



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<https://www.gutenberg.org/files/40000/40000-h/40000-h.htm>

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Required Neighborhood Meeting Summary
Centennial Parkway and Pecos Road
August 19, 2024

A neighborhood meeting was held on Monday, August 19, 2024 at 5:30 p.m. at the Skyview YMCA at 3050 E. Centennial Pkwy in North Las Vegas in conformance with NLV Code 17.12.040(B)(3)(a), which requires a neighborhood meeting be held no later than seven (7) days prior to submittal. Stephanie Allen attended on behalf of the developer. Councilman Richard Cherchio and Councilwoman Ruth Garcia-Anderson were present. She explained the applications that would be applied for and the project overview. One (1) member of the community, a representative of Shine a Light Las Vegas, attended the meeting. The resident asked general questions about the Tunnel to Towers Foundation. The community member expressed support of the proposed project. The site plan and elevations were shared at the meeting.

MAP LEGEND

PARCEL BOUNDARY	CONDOMINIUM UNIT	007	ROAD	PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001	FACE	PARCEL NUMBER
PWLD BOUNDARY	RIGHT OF WAY PCL	1.00	AGEAGE	
PAUL EASEMENT	SUB-SURFACE PCL	202	PARCEL, SUB/SEG NUMBER	
SECTION LINE		FB 24.45	FLIGHT RECORDING NUMBER	
HISTORIC LOT LINE		5	BLOCK NUMBER	
HISTORIC SUB BOUNDARY		6	LOT NUMBER	
HISTORIC PWLD BOUNDARY		GL 5	GOV. LOT NUMBER	
SECTION LINE				

BOOK	
T19S R61E	
100 101	102 103
125 124	123 122
138 139	140 141

SEC.	24				
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

MAP		S 2 SE 4			
8	4		8		4
5	1		5		1
6	2		6		2
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5	1		5		1



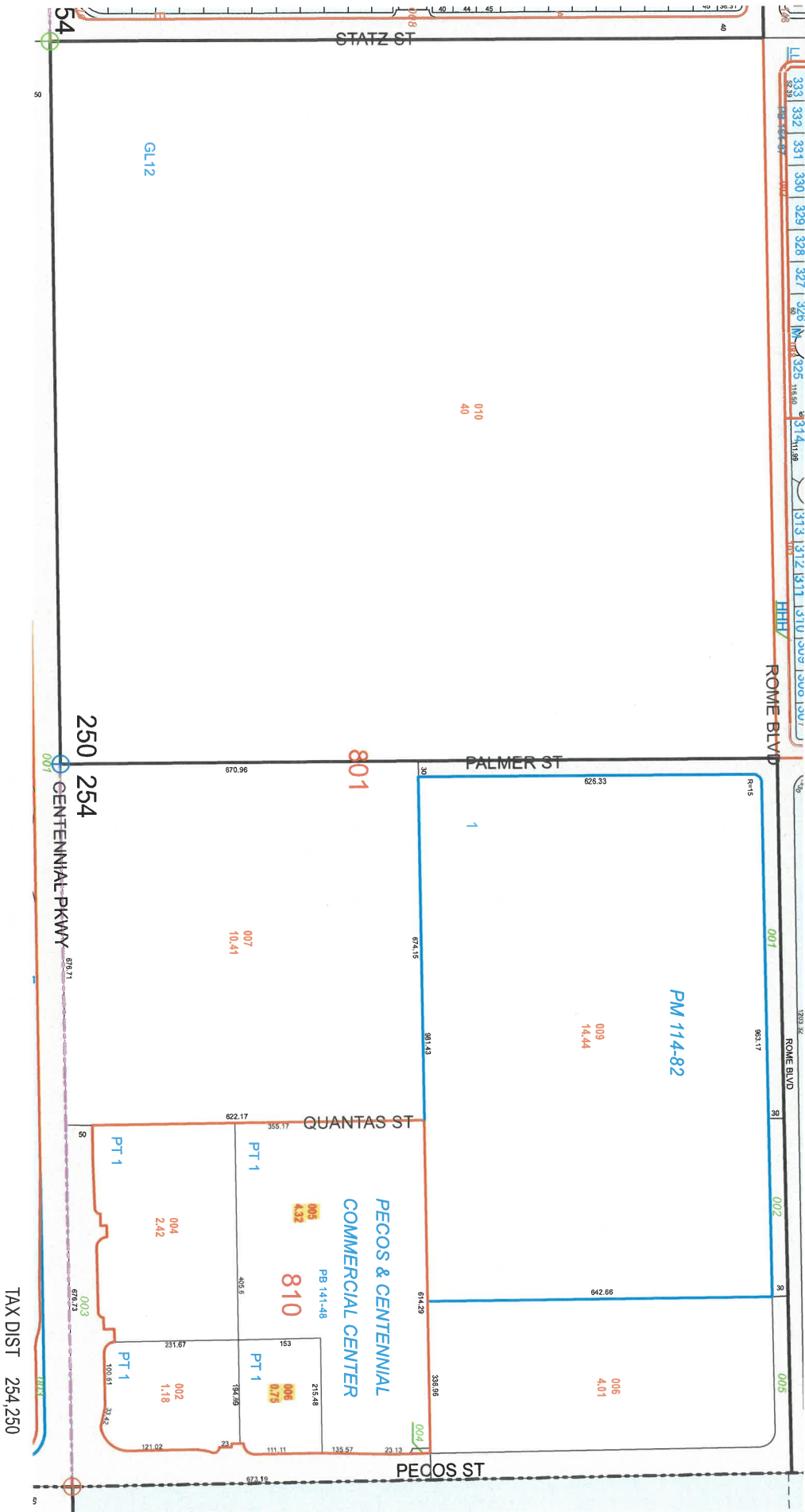
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

Briana Johnson - Assessor

T19S R61E
BOOK24
SEC.

MAP
S 2 SE 4

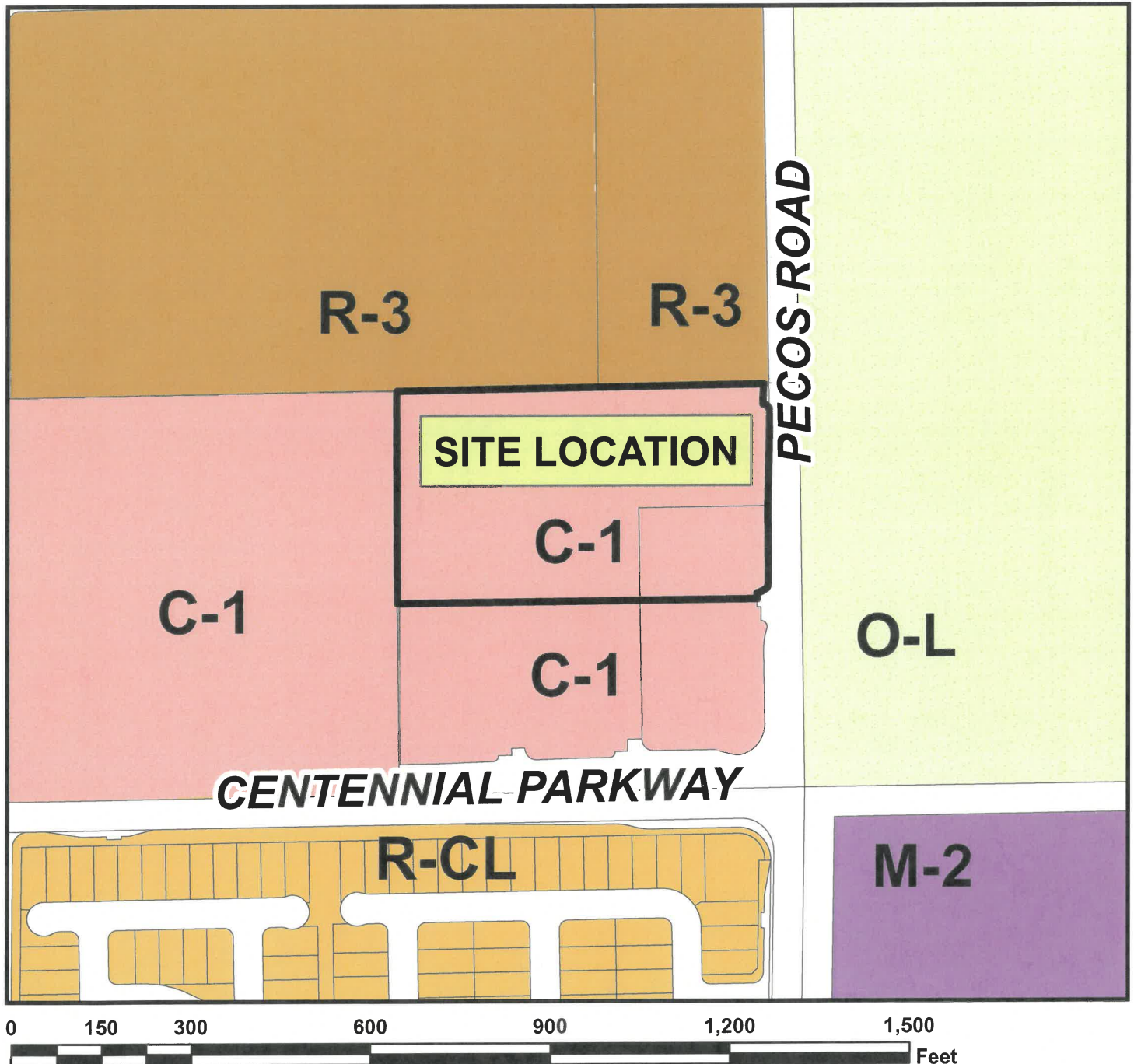
124-24-8





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Tunnels to Towers
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to a PUD
(Planned Unit Development District)
Project Info: Approximately 270 Feet North of the Northwest Corner of
Centennial Parkway and Pecos Road
Case Number: ZN-16-2024

09/10/2024

