

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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

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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.

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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:

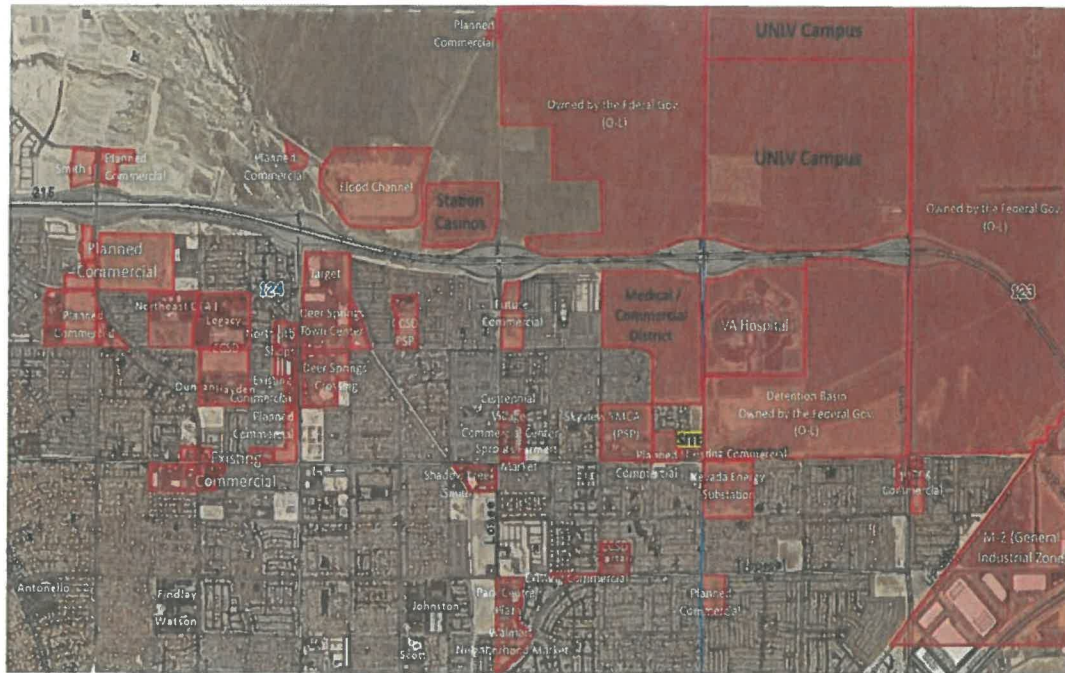
Please be advised this firm represents the Applicant in the above referenced matter. The proposed project is located on approximately 5 acres, generally located north of East Centennial Parkway and west of North Pecos Road in North Las Vegas, Nevada (the “Property”). The Property is more particularly 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.

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

The PUD zoning also allows an opportunity to bring much-needed veteran housing to North Las Vegas immediately across the street from the VA Hospital and adjacent to the Veteran's Resource Center. The zoning category is intended to bring opportunities to all citizens — importantly here - to veteran citizens who are in need of housing.

The proposed project is exactly what the legislature contemplated to further the public health, safety, morals and general welfare by giving our veterans a home they deserve within a quality development. Moreover, the proposal is consistent and compatible with what is existing and approved in the surrounding area. Adjacent to the north, there are two multi-family developments (one existing and one approved) with similar heights and densities. The existing multi-family development consists of 380 units at a density of 24.3 units per acre and a maximum height of 30 feet. The vacant 4-acre parcel on the southwest corner of North Pecos Road and East Rome Boulevard has been approved for a 105-unit development at a density of 26.3 units per acre

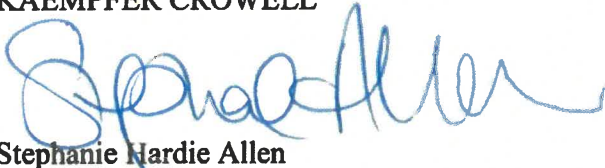
and a height of 58 feet. The Applicant is proposing a multi-family residential development comprised of 112 units at a density of 22.1 units per acre with a maximum height of 50 feet. The three developments are very similar and compatible to one another. The PUD zoning category allows for the flexibility 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



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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.

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

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MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMD BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

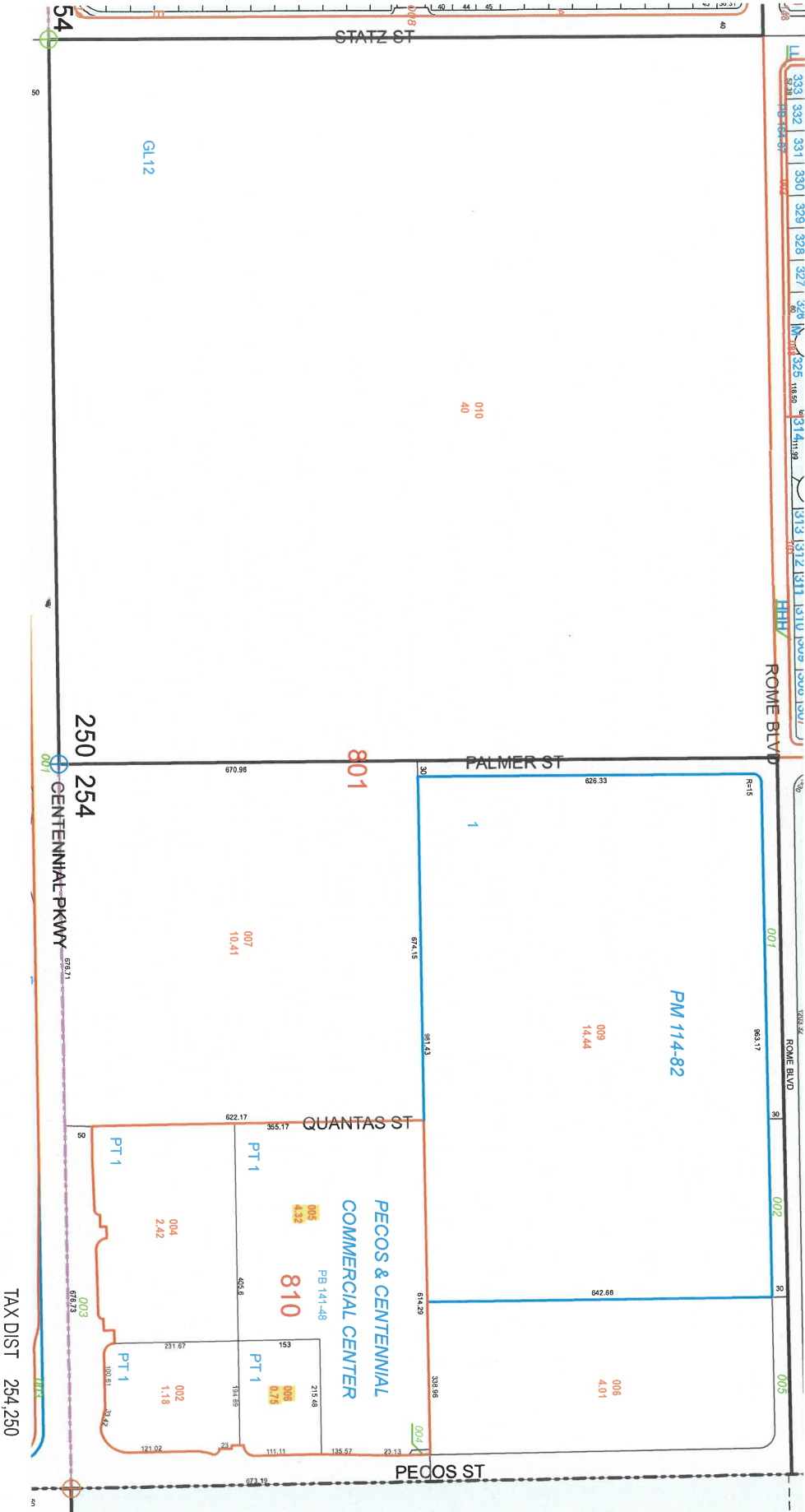
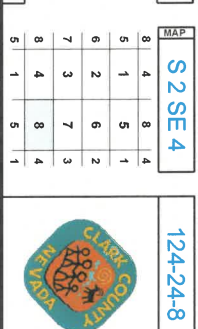
Briana Johnson - Assessor

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125	124	123 12
138	139	140 14

SEC.	24
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Scale: 1" = 200'	Rev: 5/16/2024
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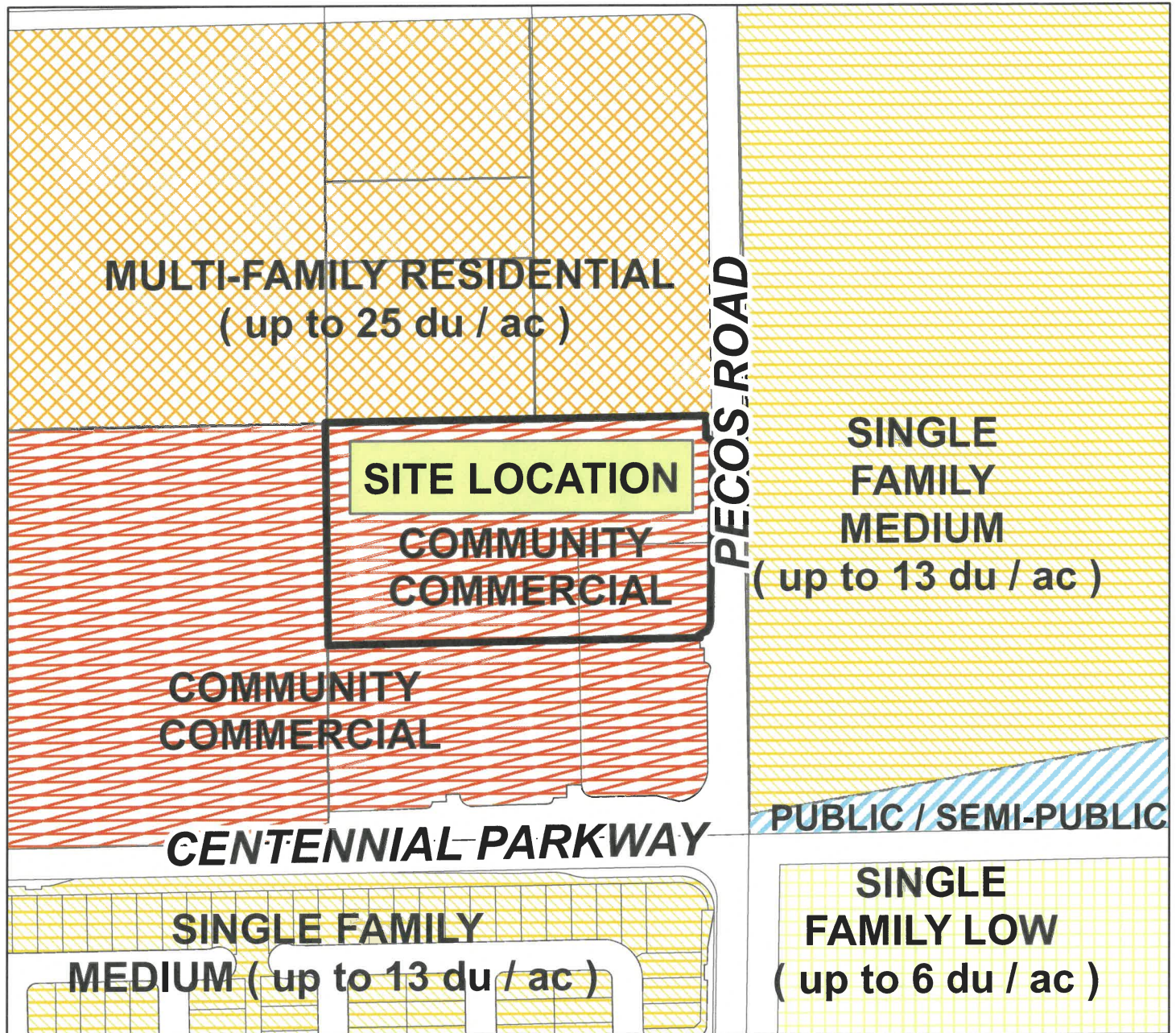






# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: Tunnels to Towers  
Application Type: Comprehensive Plan Amendment  
Request: Change from Community Commercial to Multi-Family  
Project Info: Approximately 270 Feet North of the Northwest Corner of Centennial Parkway and Pecos Road  
Case Number: AMP-05-2024

09/10/2024

