

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SPR-04-2023 **Pearson Pines Senior Apartments**
Date: June 13, 2023

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 the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures 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. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations (including emergency access 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.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
5. The property owner is required to grant a roadway easements where public and private streets intersect.
6. A revocable encroachment permit for landscaping within the public right of way is required.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1264 to request a scope. A queuing analysis may be required.
8. The project shall provide a bus turnout and loading pad and shelter on Martin Luther King Boulevard in accordance with Uniform Standard Drawing 234.1 and 234.2.

June 13, 2023

9. The project shall remove the existing gates on Helen Avenue or bring them up to standard with Uniform Standard Drawing 222.1 and provide sufficient queuing per the traffic study analysis.
10. 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

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, Major Projects Coordinator
Department of Public Works

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY
COUNCIL RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: WAV-000007-2023

PROJECT: PEARSON PINES, 60 MFU

LOCATION: 139-16-401-003

**MEETING DATE: JULY 12, 2023, PLANNING COMMISSION, AUGUST 2,
2023, CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com, is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.



June 12, 2023

Mr. Robert Eastman, AICP
Planning & Zoning Manager
City of North Las Vegas
2250 North Las Vegas Boulevard
North Las Vegas, NV 89030

Reference: Letter of Intent APN: 139-16-401-003
Project: Pearson Pines - Senior Apartments

Dear Mr. Robert Eastman:

Please accept this Letter of Intent addressing the development plans for the above referenced parcel. We are requesting a Major Site Plan Review and Waiver of Development Standards.

For nearly 30 years, Nevada HAND has focused on providing high quality affordable housing. We have demonstrated that by collaborating proactively with elected officials, planning departments, neighbors, its residents, and property management teams; the overall development will be better for all and sustainable.

This development will be financed through the Low-Income Housing Tax Credit program which is administered by the Nevada Housing Division. Rents are based on income as a percentage of Area Median Income (AMI).

We propose to construct 60 apartments on 1.24 net acres at a density of 48.39 units per acre where 50 units per acre are allowed. The proposed development consists of 36 one-bedroom and 24 two-bedroom apartments along with common area spaces, and various amenities. Amenities include onsite management offices, community lounge, social room with billiards area, theatre with television lounge, storage rooms, exercise room, computer room, and laundry facilities.

The development would meet required development standards for setbacks, density, lot area, building height, covered parking, and open space. We are requesting waivers of the development standards listed below:

1. Parking reduction (Table 17.24.040-4) from 60 required to 45 provided, (0.75:1).

Justification: The applicant owns and manages 4,898 apartments serving 8,346 residents locally. The ratio of cars owned by low-income seniors ranges between 0.21 to 0.70 cars per apartment, supported by our recent property survey below for our senior communities. Unused impervious asphalt contributes to the heat island effect, thus the compensating benefit. The parking provided exceeds the projected demand.

Project Name	Apartments	Cars	Ratio
Annabelle Pines I & II (Senior Apartments)	156	70	0.45
Bonanza Pines I & III (Senior Apartments)	158	89	0.56



<i>Capistrano Pines (Senior Apartments)</i>	184	130	0.70
<i>Decatur Pines I & II (Senior Apartments)</i>	150	85	0.57
<i>Decatur Commons Senior (Senior Apartments)</i>	238	129	0.54
<i>Harmon Pines (Senior Apartments)</i>	105	65	0.62
<i>Horizon Pines (Senior Apartments)</i>	156	96	0.62
<i>Pacific Pines I & II & III & IV (Senior Apartments)</i>	248	98	0.40
<i>Rochelle Pines (Senior Apartments)</i>	115	58	0.50
<i>Stewart Pines I & II (Senior Apartments)</i>	121	26	0.21
<i>Stewart Pines III (Senior Apartments)</i>	57	20	0.35
<i>Tropical Pines (Senior Apartments)</i>	60	30	0.50
<i>Westcliff Pines I & II (Senior Apartments)</i>	120	70	0.58
<i>Westcliff Pines II & III (Senior Apartments)</i>	120	84	0.70

In conjunction with the parking waiver, Nevada HAND proposes the following “compensating benefit” per Chapter 17.12.070.L and Table 17.12-2:

- 1) In addition to high quality senior apartments and amenity filled common areas, Nevada HAND provides Resident Service Coordinators, private transportation, and collaboration with other nonprofits to bring services to our residents. Transportation services are an extension of our Resident Services Department, which includes resident services and the on-site food pantries we have at our communities. In general, Nevada HAND operates a fleet of shuttles providing free transportation services to our senior communities. Fixed routes take seniors to local grocery stores, retail establishments, and pharmacies. A few times a year, each community plans a special trip for recreation and exploration. This service provides additional recreation and transportation options to seniors who are less reliant on personal vehicles.

Chapter 17.24.020(C)(3)(d)(ii) states that “new developments are exempt from the common open space requirements of this section, if”:

- A. They contain fewer than 5,000 square feet of gross floor; or
- B. They lie within 500' of an improved public park, plaza, or other open space and are connected by a continuous sidewalk meeting the Americans with Disabilities Act.

Prentiss Walker Memorial Park and Pool is located approximately 650 feet north of the project site within the City of North Las Vegas. Pearson Community Park is located approximately 441 feet southwest of the project site and within Clark County. Even though the project is exempt from the requirements of Chapter 17.24.020(C)(3)(d), Nevada HAND proposes 47 to 72 square foot balconies for every unit, 5,807 square feet of outdoor and 1,533 square feet of indoor open space. Overall, Nevada HAND is proposing approximately 10,578 square feet of open space at Pearson Pines.

Chapter 17.24.060 (E)(2)(b) requires perimeter landscape areas adjacent to arterial streets (Martin Luther King Boulevard) to be at least 20 feet in width and areas adjacent to collector streets (Helen and Morton Avenues) to be at least 15 feet in width. The proposed site plan and the landscape plan meet these requirements. In addition, an existing eight-foot wrought iron fence with decorative pilasters is located along



the street frontage of Martin Luther King Boulevard and will be removed. An eight (8') foot decorative block wall will be proposed along Helen Avenue and Martin Luther King Boulevard to match the existing block wall located to the south at Buena Vista 3. A six (6') foot or eight (8') foot wrought iron fence will be proposed off Morton Avenue and extend slightly east along Helen Avenue.

We are requesting a Major Site Plan Review for senior housing as required by Table 17.12-1 of Chapter 17.12.030. The R-4 zone district allows up to 50 units per acre. Approximately 48.39 dwelling units per acre are proposed, which meets the requirements of the Zoning Ordinance.

Properties adjacent to Martin Luther King Boulevard are primarily commercial and residential while surrounding areas are quickly becoming more residential and the need for affordable housing has become a local dilemma. This affordable senior housing development helps the City of North Las Vegas achieve its goals to provide affordable senior housing. Senior housing is typically deemed a low impact use as broken down in the list below.

Currently, the development site is designated High Density Residential (R-4). Parcels to the north and west are designated Planned Unit Development (PUD); parcels to the south are designated High Density Residential (R-4) and Neighborhood Commercial (C-1); and parcels to the east (across Martin Luther King Boulevard) are designated Single Family Low Density (R-1) and Neighborhood Commercial (C-1). The development has direct access to Morton Avenue, which is a 60 foot right of way collector, thus minimizing any impact to other roads in proximity. In addition to this, the neighborhood businesses will benefit from the support of the new residents.

There will not be an adverse effect on these facilities and services, as the proposed development is senior affordable housing.

- a. Senior housing presents no impact on schools and minimal effect on roads.
- b. The building will have the required fire suppression equipment.
- c. The primary access to the site will be from Morton Avenue, which is a 60-foot right-of-way collector street, and the traffic impact should be minimal.
- d. Water and sewer provisions are adjacent to the site.
- e. Drainage is not an issue since those concerns will be addressed in pre-development studies and technical drainage study in the design phase of the project with appropriate actions put into place.
- f. Traffic is not an issue since those concerns will be addressed in pre-development studies and traffic study in the design phase of the project with appropriate actions put into place.

These 60 affordable senior apartments will help the City of North Las Vegas in achieving the goals in its' Comprehensive Master Plan Housing Element 2020 document. Goals such as develop affordable housing opportunities; promote a fair share of well-designed affordable and varied housing in all neighborhoods throughout the city; protection of existing affordable housing; affordability over extended periods; sustainable practices; and remain in their own neighborhood as their housing needs change.

Recent data from www.NLIHC.org shows that Nevada has a shortfall of 83,994 affordable units for extremely low-income renters and 30% of the renters are seniors (current as of June 12, 2023). The construction of new affordable housing is difficult due to a myriad of issues, e.g., limited financing options, zoning, land costs, and land availability. Therefore, every newly constructed affordable unit is important.



Nevada HAND is the largest nonprofit in Nevada focused solely on affordable housing. We help the City of North Las Vegas achieve its goals. This request has a density that is driven by the current high price of land. The current development and construction boom makes it difficult to secure land, yet we have been fortunate to secure this site. The proposed four-story building further minimizes the impact to adjacent development and area streets. The Santa Barbara Mission architecture proposed is timeless and elegant.

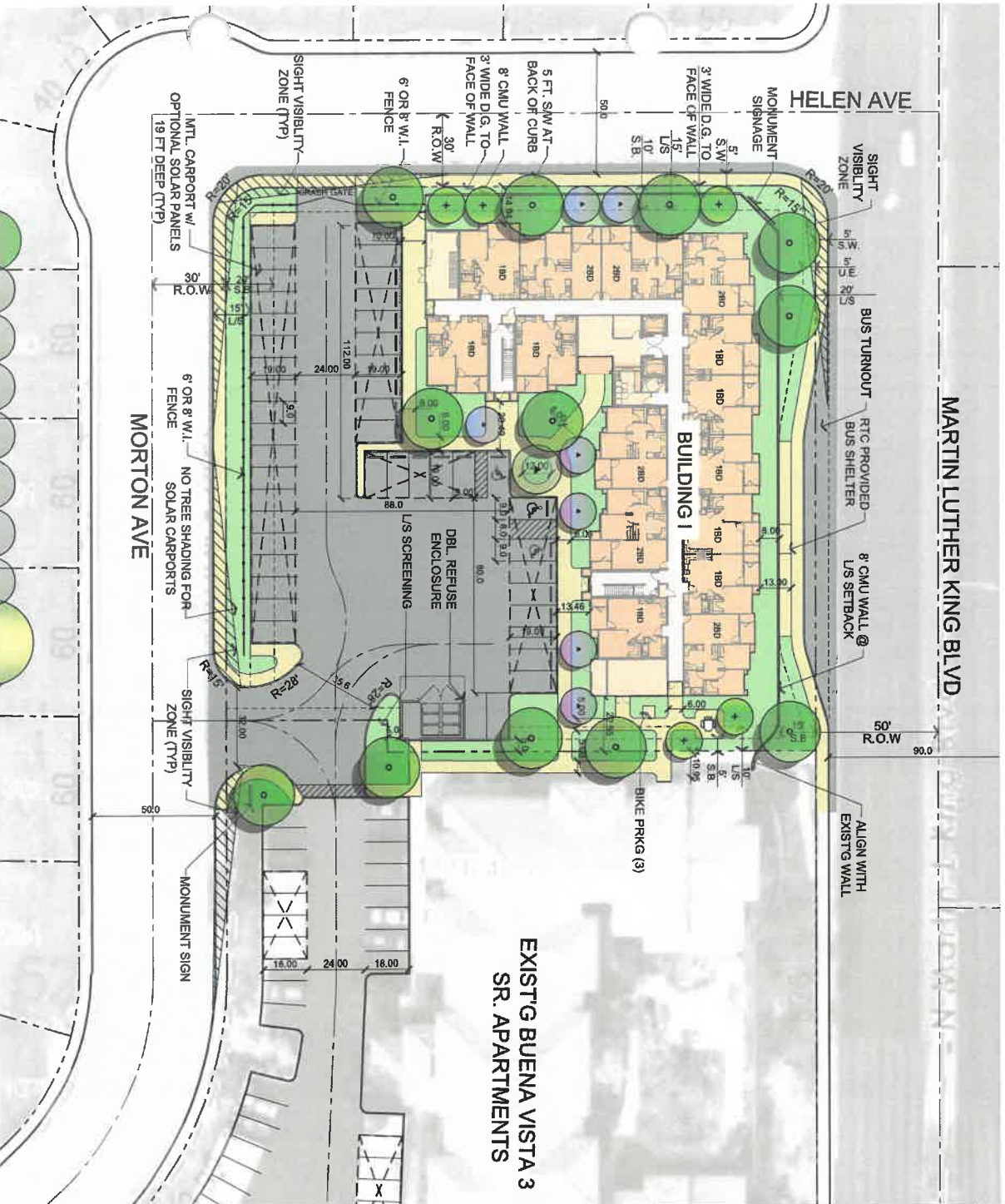
As land availability decreases and prices increase, the City of North Las Vegas goal of more affordable housing becomes more difficult. Higher density and taller buildings are a result of all the factors combined. The evolvement of the neighborhood indicates that a project of this nature will enhance the area, adding diversity and vitality, one of the current goals of affordable housing.

In summary, Nevada HAND has reviewed the zoning ordinance and supporting documents; existing conditions such as roads, drainage, dry and wet utilities, fire suppression, transportation and circulation, ingress and egress, residential and commercial transitions; and neighboring properties, and is pleased to submit this compatible development for your review. We look forward to the opportunity to discuss this application in more detail.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Nathan Bouvet".

Nathan Bouvet
Director of Development



MARTIN LUTHER KING BLVD

HELEN AVE

MORTON AVE

EXISTING BUENA VISTA 3
SR. APARTMENTS

LANDSCAPE TREE LEGEND

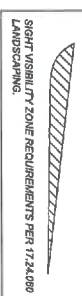
SYMBOL	BOTANICAL NAME	COMMON NAME	FLOWERING SEASON	HT. X SP. SIZE
	ACACIA ANEURA	MULGA ACACIA	SPRING	30' X 30' MEDIUM BOX STANDARD FORM
	CHILOPSIS LINEARIS	LOPHR DESERT DUNA	LATE SPRING	25' X 20' MEDIUM
	LOPHR DESERT DUNA	DESERT WILLOW	THRU SUMMER	35' BOX MULTIRUN BRANCHING
	OLEA EUROPEA WILSON	WILSON OLIVE	INSIGNIFICANT	25' X 20' MEDIUM BOX STANDARD FORM
	WITEX AGNUS CASTUS	CHASTE TREE	SUMMER	25' X 20' 35' BOX OR LOW BRANCHING

TREE REQUIREMENT

DESCRIPTION	TREES REQUIRED	TREES PROVIDED
M.L.K. BLVD. FRONTAGE	STREET TREES NOT REQUIRED	3 TREES IN 24' BOX (3 MEDIUM)
HELEN AVENUE FRONTAGE	STREET TREES NOT REQUIRED	8 TREES IN 24' BOX (8 MEDIUM)
MORTON AVENUE FRONTAGE	STREET TREES NOT APPLICABLE. SOLAR CARPORTS PROVIDED	1 TREES IN 24' BOX (1 MEDIUM)

SIGHT VISIBILITY ZONE LANDSCAPE REQUIREMENT

- ALL LANDSCAPE SHRUB AREAS WITHIN THE SIGHT VISIBILITY ZONE SHALL NOT EXCEED 25' IN HEIGHT.
- ALL TREES WITHIN THE SIGHT VISIBILITY ZONE SHALL BE CLEAR OF BRANCHES TO A MINIMUM OF 7-8' IN HEIGHT FROM ADJACENT FINISH GRADE.



Conceptual Landscape Site Plan

Pearson Pines

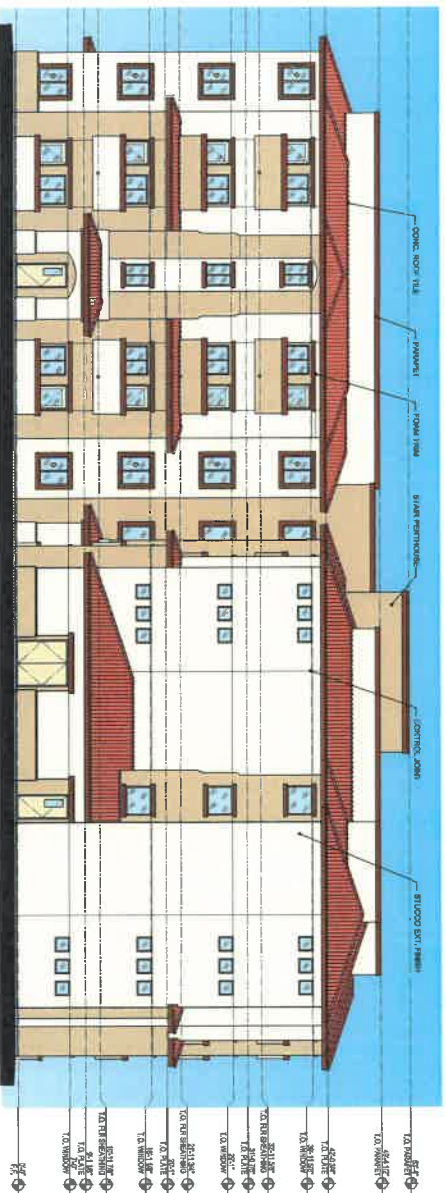
City of North Las Vegas, Nevada



June 8, 2023



WEST ELEVATION



SOUTH ELEVATION



JUNE 1, 2023

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Conceptual Elevations

Pearson Pines
City of North Las Vegas, Nevada

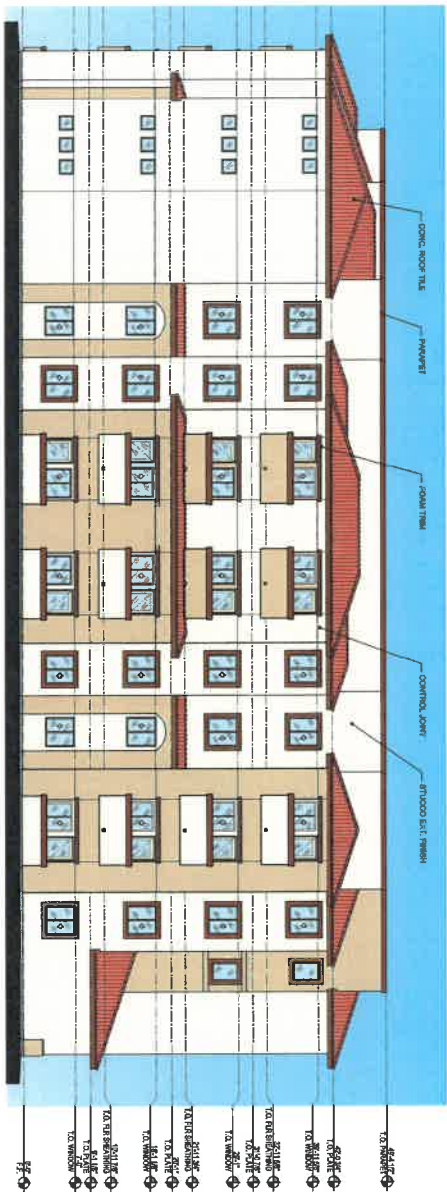
Scale: 1/8" = 1'-0"

Project No. 223016 June 1, 2023

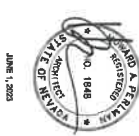




EAST ELEVATION
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale: 1/8" = 1'-0"



JUNE 1, 2023

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Conceptual Elevations

Pearson Pines

City of North Las Vegas, Nevada

Scale: 1/8" = 1'-0"

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Project No. 220116 June 1, 2023





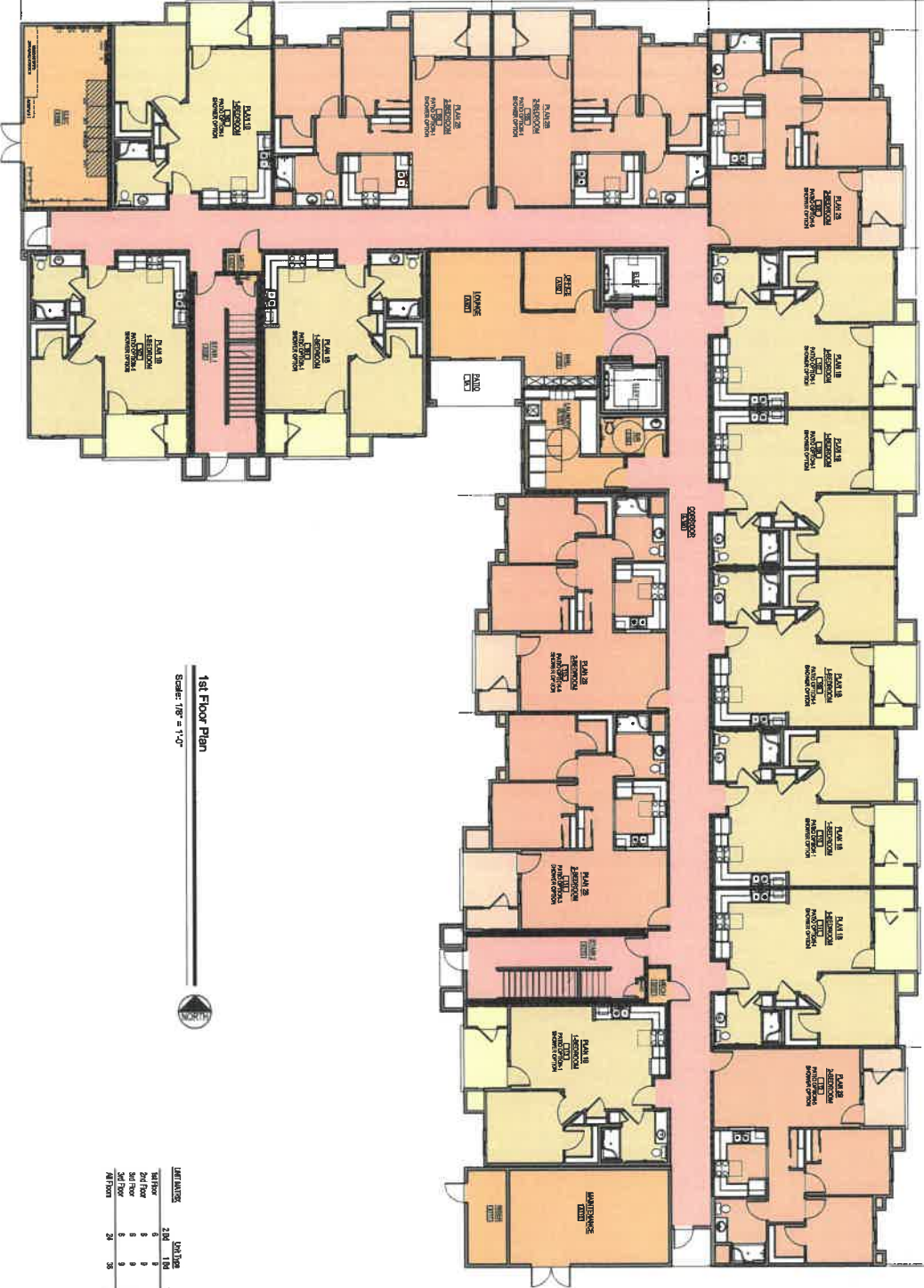
JUNE 1, 2023

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194'-5 1/2"

137'-3"



1st Floor Plan
Scale: 1/8" = 1'-0"



LIMITS		COUNT	
1st Floor	200	100	100
2nd Floor	0	0	0
3rd Floor	0	0	0
4th Floor	0	0	0
5th Floor	0	0	0
6th Floor	0	0	0
7th Floor	0	0	0
8th Floor	0	0	0
9th Floor	0	0	0
10th Floor	0	0	0

Scale: 1/8" = 1'-0"

Project No. 22016, June 1, 2023





JUNE 1, 2023

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2nd Floor Plan
Scale: 1/8" = 1'-0"

UNIT NO.	2ND FLOOR	1ST FLOOR	TOTAL
1st Floor	0	9	13
2nd Floor	0	9	13
3rd Floor	0	9	13
4th Floor	0	9	13
5th Floor	0	9	13
6th Floor	0	9	13
7th Floor	0	9	13
8th Floor	0	9	13
9th Floor	0	9	13
10th Floor	0	9	13
11th Floor	0	9	13
12th Floor	0	9	13
13th Floor	0	9	13
14th Floor	0	9	13
15th Floor	0	9	13
16th Floor	0	9	13
17th Floor	0	9	13
18th Floor	0	9	13
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20th Floor	0	9	13
21st Floor	0	9	13
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23rd Floor	0	9	13
24th Floor	0	9	13
25th Floor	0	9	13
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30th Floor	0	9	13
31st Floor	0	9	13
32nd Floor	0	9	13
33rd Floor	0	9	13
34th Floor	0	9	13
35th Floor	0	9	13
36th Floor	0	9	13
37th Floor	0	9	13
38th Floor	0	9	13
39th Floor	0	9	13
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41st Floor	0	9	13
42nd Floor	0	9	13
43rd Floor	0	9	13
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46th Floor	0	9	13
47th Floor	0	9	13
48th Floor	0	9	13
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52nd Floor	0	9	13
53rd Floor	0	9	13
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61st Floor	0	9	13
62nd Floor	0	9	13
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80th Floor	0	9	13
81st Floor	0	9	13
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86th Floor	0	9	13
87th Floor	0	9	13
88th Floor	0	9	13
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90th Floor	0	9	13
91st Floor	0	9	13
92nd Floor	0	9	13
93rd Floor	0	9	13
94th Floor	0	9	13
95th Floor	0	9	13
96th Floor	0	9	13
97th Floor	0	9	13
98th Floor	0	9	13
99th Floor	0	9	13
100th Floor	0	9	13

Scale: 1/8" = 1'-0"
Project No. 220115 June 1, 2023





JUNE 1, 2023

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3rd Floor Plan
Scale: 1/8" = 1'-0"

MEASURE	IN FEET	IN INCHES
1st Floor	2 3/4	1 3/4
2nd Floor	0	0
3rd Floor	0	0
4th Floor	0	0
5th Floor	0	0
6th Floor	0	0
7th Floor	0	0
8th Floor	0	0
9th Floor	0	0
10th Floor	0	0
11th Floor	0	0
12th Floor	0	0
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46th Floor	0	0
47th Floor	0	0
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49th Floor	0	0
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51st Floor	0	0
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53rd Floor	0	0
54th Floor	0	0
55th Floor	0	0
56th Floor	0	0
57th Floor	0	0
58th Floor	0	0
59th Floor	0	0
60th Floor	0	0

Scale: 1/8" = 1'-0"
0 4 8 16 32
Project No. 22016 June 1, 2023





JUNE 1, 2023

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194'-5 1/2"

137'-3"



4th Floor Plan
Scale: 1/8" = 1'-0"

UNIT/NO.	206	207	208
1st floor	6	9	10
2nd floor	6	9	10
3rd floor	6	9	10
4th floor	6	9	10
5th floor	6	9	10
6th floor	6	9	10
7th floor	6	9	10

Scale: 1/8" = 1'-0"

Project No: 23016 - June 1, 2023

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 THE SCALE LINE WHEN MAP REDUCED FROM FULL ORIGINAL.

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID BOUNDARY
 - ROAD EASEMENT
 - MATCH/LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PAID BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - 202 PARCEL, SUBPLOT NUMBER
 - PB 2-4-5 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - 5-5 GOV. LOT NUMBER

BOOK

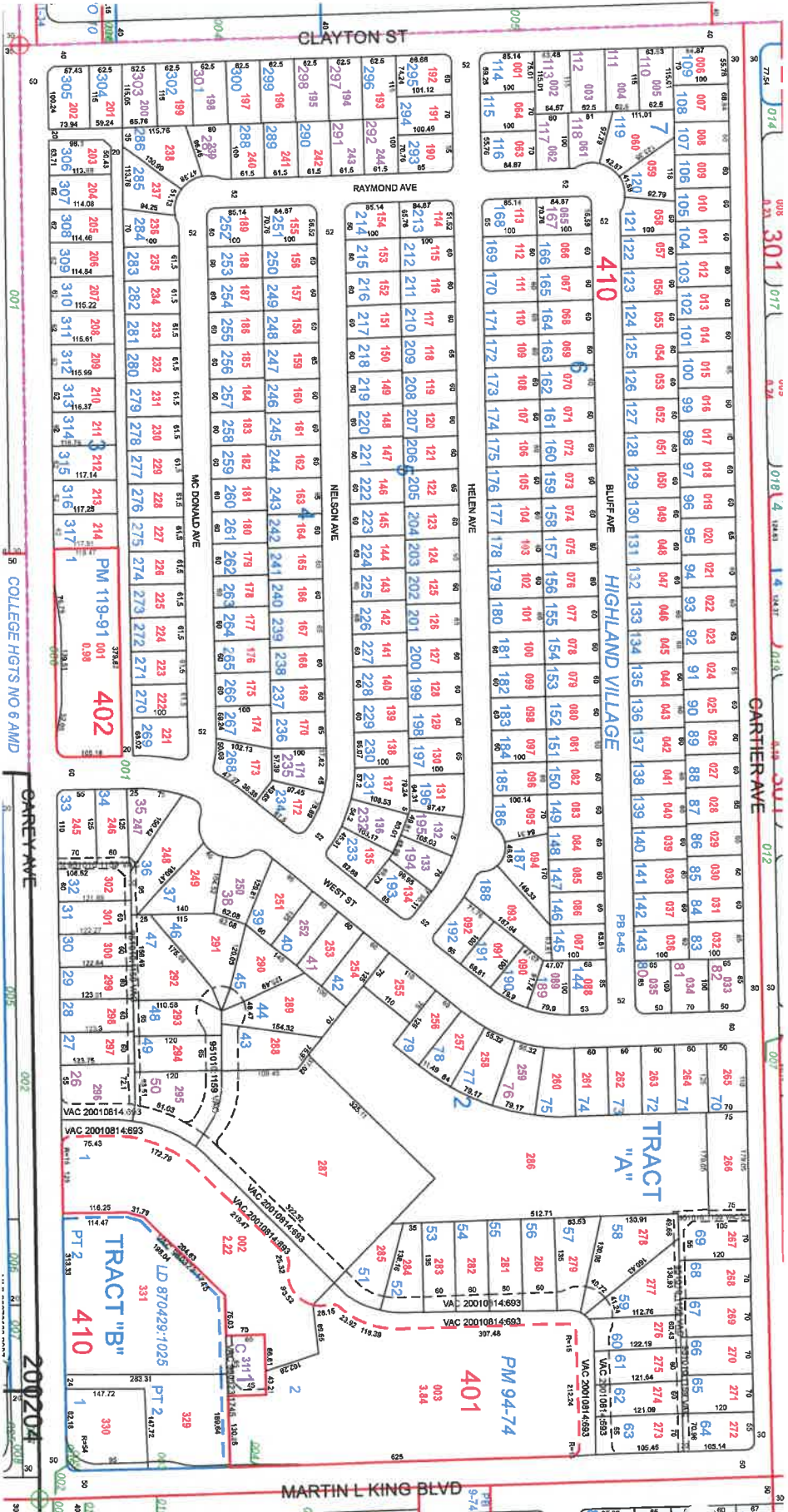
125	124	123
138	139	140
163	162	161

SEC

16

MAP

1	2	3	4
5	6	7	8
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17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
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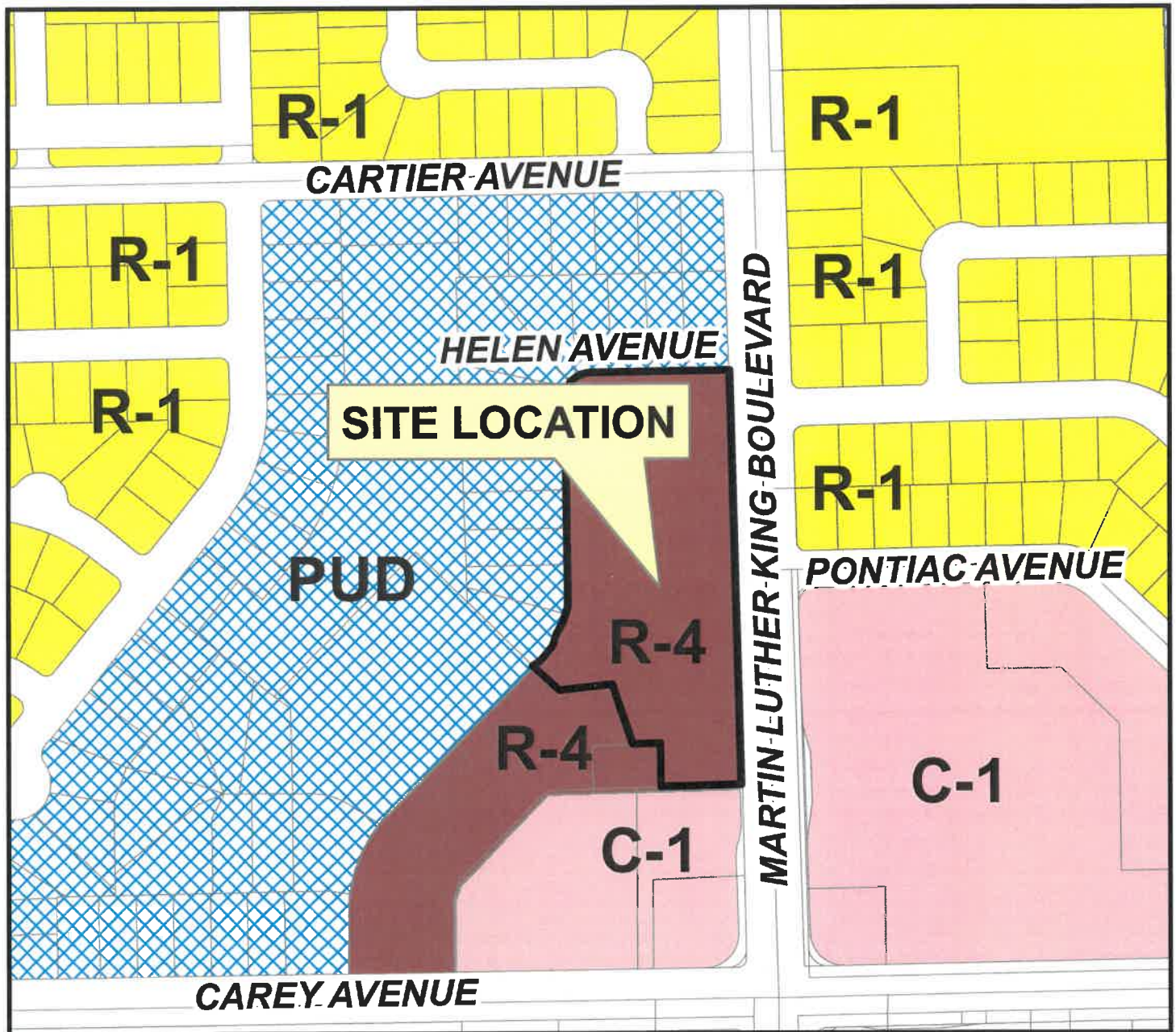


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: HAND Property Holding Company
Application: Waiver
Request: To Allow 45 Parking Spaces Where a Minimum of 60 Parking Spaces are Required
Project Info: Southwest Corner of Helen Avenue and Martin Luther King Boulevard
Case Number: WAV-07-2023

6/07/2023

