

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

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To: Bryan Saylor, Planner, Land Development & Community Services  
From: Jimmy Love, Land Development Project Leader, Department of Public Works  
Subject: WAV-07-2023 **Pearson Pines Senior Apartments**  
Date: June 13, 2023

The Department of Public Works has no objection to the requested waiver for the amount of proposed parking by the proposed site located at the intersection of Martin Luther King Boulevard and Helen Avenue.



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Tim Reesman, P.E., PTOE

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

**FROM: CLARK COUNTY DEPARTMENT OF AVIATION**

**APPLICATION: SPR-000004-2023**

**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](mailto: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

**O (702) 739-3345 F (702) 739-3305** [www.NEVADAHAND.org](http://www.NEVADAHAND.org)  
295 E. Warm Springs Road, Suite 101 Las Vegas, Nevada 89119

  
CHARTERED MEMBER



<i>Capistrano Pines (Senior Apartments)</i>	184	130	0.70
<i>Decatur Pines I &amp; 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 &amp; II &amp; III &amp; IV (Senior Apartments)</i>	248	98	0.40
<i>Rochelle Pines (Senior Apartments)</i>	115	58	0.50
<i>Stewart Pines I &amp; 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 &amp; II (Senior Apartments)</i>	120	70	0.58
<i>Westcliff Pines II &amp; 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](http://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



**SITE INFORMATION**

**ZONING**  
APN 139-16-001-003

**ZONING**  
City of North Las Vegas  
LOT AREA  
Gross Area  
Net Area

R-4 - High Density Residential  
± 1.88 Acres  
± 1.24 Acres

**DENSITY**  
48.39 Dwellers/Acre

**Setbacks**

Side	Front - West	Side - North	Side - East
Required	20 Feet	20 Feet	20 Feet
Provided	20 Feet	20 Feet	20 Feet

**Landscaping**

Side	Front - West	Side - North	Side - East
Required	15 Feet	15 Feet	15 Feet
Provided	15 Feet	15 Feet	15 Feet

**Height**

Side	Front - West	Side - North	Side - East
Required	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"
Provided	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"

**Open Space**

Side	Front - West	Side - North	Side - East
Required	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2
Provided	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2

**Dwelling Units (Senior Apartments)**

Side	Front - West	Side - North	Side - East
Required	36 Units	36 Units	36 Units
Provided	36 Units	36 Units	36 Units

**Height**

Side	Front - West	Side - North	Side - East
Required	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"
Provided	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"

**Open Space**

Side	Front - West	Side - North	Side - East
Required	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2
Provided	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2

**Landscaping**

Side	Front - West	Side - North	Side - East
Required	15 Feet	15 Feet	15 Feet
Provided	15 Feet	15 Feet	15 Feet

**Height**

Side	Front - West	Side - North	Side - East
Required	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"
Provided	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"

**Open Space**

Side	Front - West	Side - North	Side - East
Required	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2
Provided	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2

**Landscaping**

Side	Front - West	Side - North	Side - East
Required	15 Feet	15 Feet	15 Feet
Provided	15 Feet	15 Feet	15 Feet

**Height**

Side	Front - West	Side - North	Side - East
Required	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"
Provided	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"

**Open Space**

Side	Front - West	Side - North	Side - East
Required	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2
Provided	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2

**Landscaping**

Side	Front - West	Side - North	Side - East
Required	15 Feet	15 Feet	15 Feet
Provided	15 Feet	15 Feet	15 Feet

**Height**

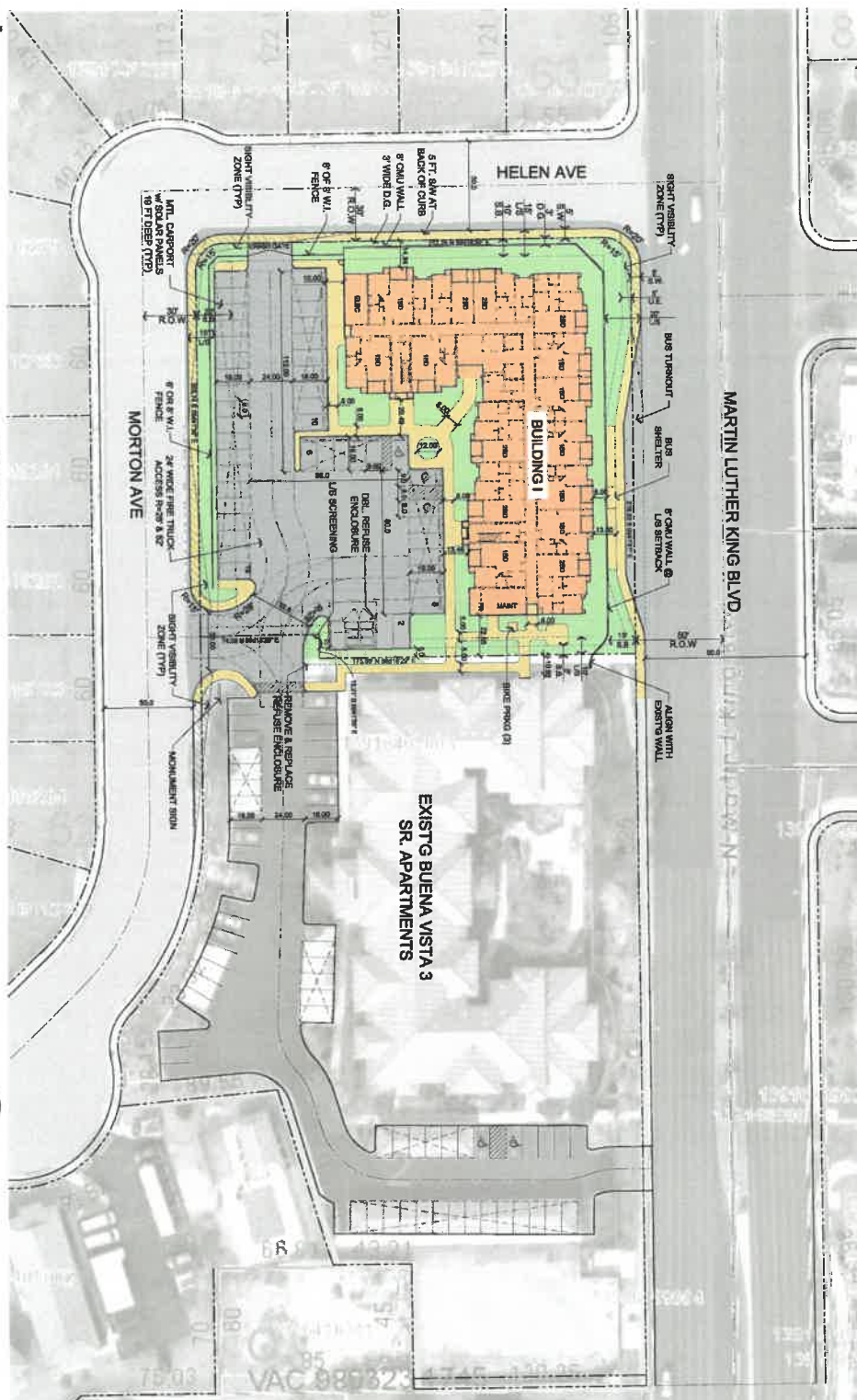
Side	Front - West	Side - North	Side - East
Required	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"
Provided	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"	4 Stories, Max 41'-4"

**Open Space**

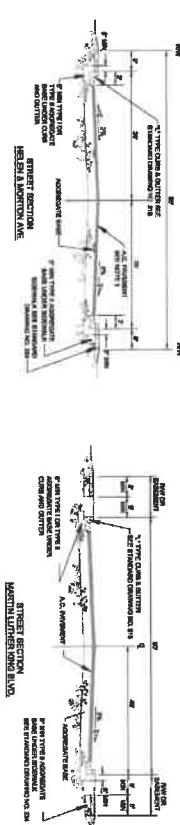
Side	Front - West	Side - North	Side - East
Required	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2
Provided	5,807 ± 4.2	5,807 ± 4.2	5,807 ± 4.2

**Landscaping**

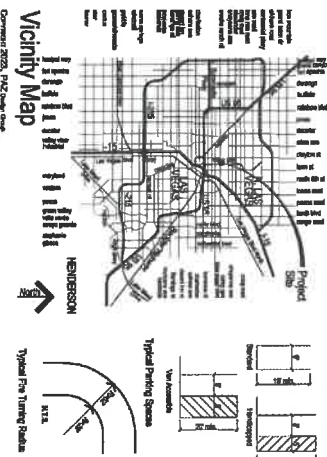
Side	Front - West	Side - North	Side - East
Required	15 Feet	15 Feet	15 Feet
Provided	15 Feet	15 Feet	15 Feet



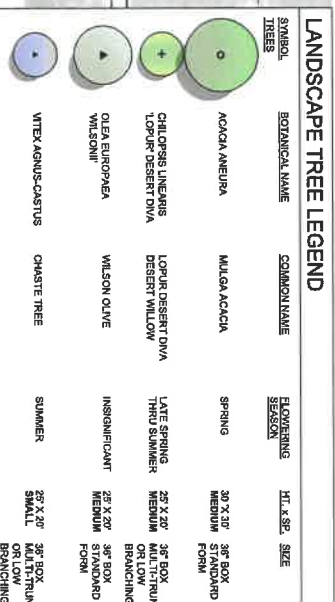
**Site Plan**  
Scale: 1" = 30'-0"



**Conceptual Site Plan - Scheme B7**



**Vicinity Map**



TREE REQUIREMENT	
DEE CAPTION	TREES PROVIDED
M.L.K. BLVD. FRONTAGE	3 TREES IN 24" BOX (3 MEDIUM)
HELEN AVENUE FRONTAGE	8 TREES IN 24" BOX (8 MEDIUM)
MORTON AVENUE FRONTAGE	11 TREES IN 24" BOX (11 MEDIUM)
	STREET TREES NOT APPLICABLE, SOLAR CARPOITS PROVIDED

**SIGHT VISIBILITY ZONE**

**LANDSCAPE REQUIREMENT**

1. ALL LANDSCAPE SHRUB AREAS WITHIN THE SIGHT VISIBILITY ZONE SHALL NOT EXCEED 24" IN HEIGHT.
2. ALL TREES WITHIN THE SIGHT VISIBILITY ZONE SHALL BE CLEAR OF BRANCHES TO A MINIMUM OF 7'-9" IN HEIGHT FROM ADJACENT FINISH GRADE.

SIGHT VISIBILITY ZONE REQUIREMENTS PER 712.000 LANDSCAPING.



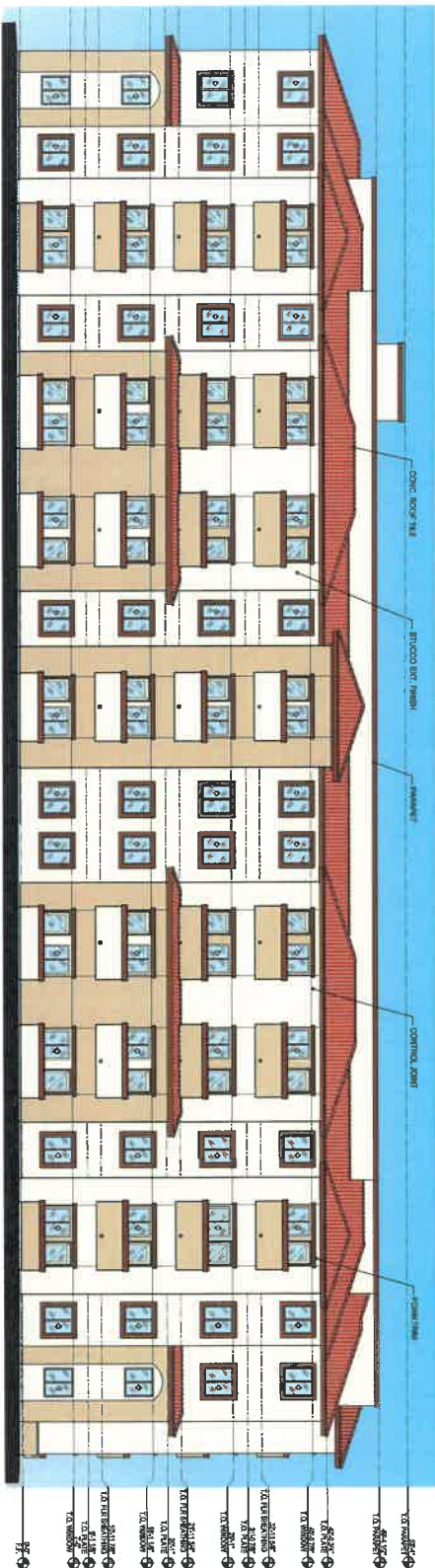


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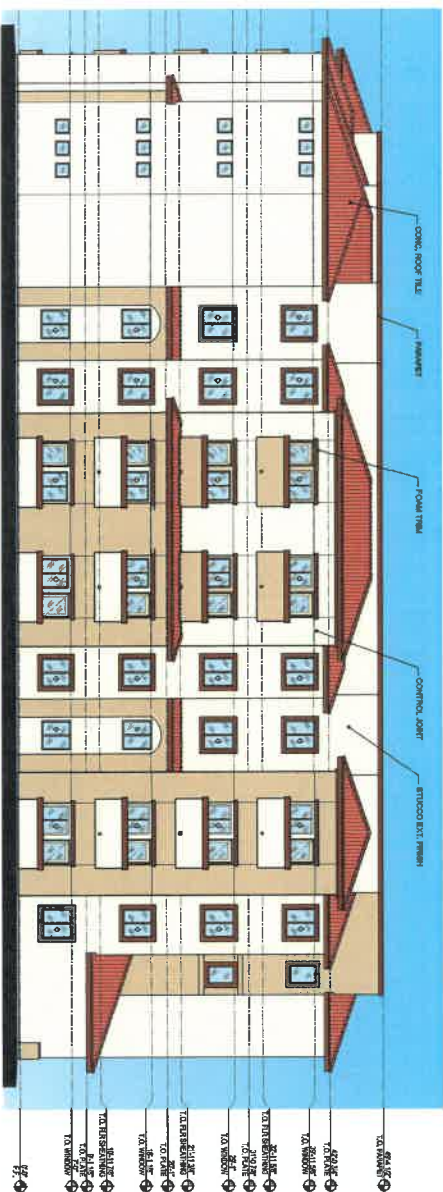
## Conceptual Elevations

**Pearson Pines**  
City of North Las Vegas, Nevada



### EAST ELEVATION

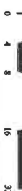
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**NORTH ELEVATION**

Scale: 1/5" = 1'40"

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

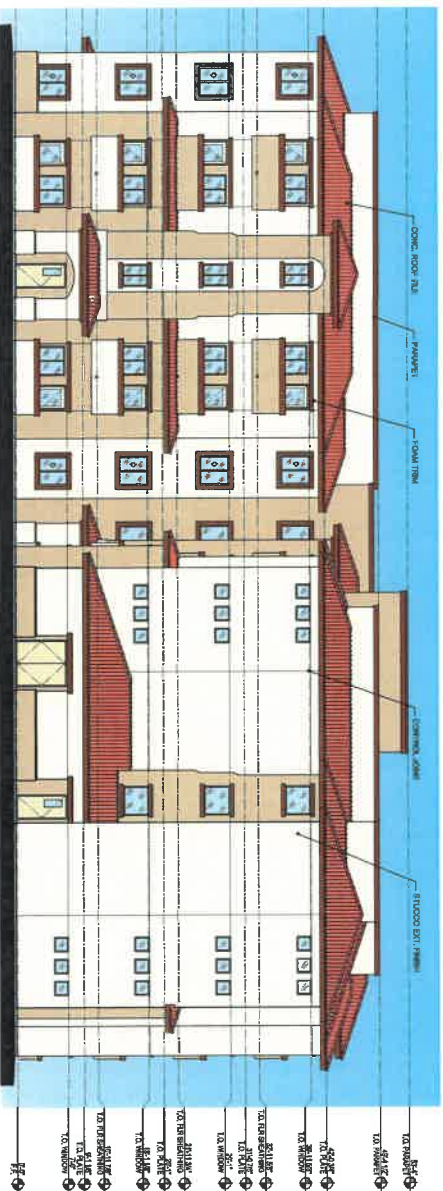


Project No. 923016 May 25, 2023





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



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



MAY 25, 2023

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## Conceptual Elevations

### Pearson Pines

City of North Las Vegas, Nevada

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

Project No. 23016 May 25, 2023







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

UNIT	204	104	TOTAL
1st Floor	0	0	0
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
11th Floor	0	0	0
12th Floor	0	0	0
13th Floor	0	0	0
14th Floor	0	0	0
15th Floor	0	0	0
16th Floor	0	0	0
17th Floor	0	0	0
18th Floor	0	0	0
19th Floor	0	0	0
20th Floor	0	0	0
21st Floor	0	0	0
22nd Floor	0	0	0
23rd Floor	0	0	0
24th Floor	0	0	0
25th Floor	0	0	0
26th Floor	0	0	0
27th Floor	0	0	0
28th Floor	0	0	0
29th Floor	0	0	0
30th Floor	0	0	0
31st Floor	0	0	0
32nd Floor	0	0	0
33rd Floor	0	0	0
34th Floor	0	0	0
35th Floor	0	0	0
36th Floor	0	0	0
37th Floor	0	0	0
38th Floor	0	0	0
39th Floor	0	0	0
40th Floor	0	0	0
41st Floor	0	0	0
42nd Floor	0	0	0
43rd Floor	0	0	0
44th Floor	0	0	0
45th Floor	0	0	0
46th Floor	0	0	0
47th Floor	0	0	0
48th Floor	0	0	0
49th Floor	0	0	0
50th Floor	0	0	0
51st Floor	0	0	0
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53rd Floor	0	0	0
54th Floor	0	0	0
55th Floor	0	0	0
56th Floor	0	0	0
57th Floor	0	0	0
58th Floor	0	0	0
59th Floor	0	0	0
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61st Floor	0	0	0
62nd Floor	0	0	0
63rd Floor	0	0	0
64th Floor	0	0	0
65th Floor	0	0	0
66th Floor	0	0	0
67th Floor	0	0	0
68th Floor	0	0	0
69th Floor	0	0	0
70th Floor	0	0	0
71st Floor	0	0	0
72nd Floor	0	0	0
73rd Floor	0	0	0
74th Floor	0	0	0
75th Floor	0	0	0
76th Floor	0	0	0
77th Floor	0	0	0
78th Floor	0	0	0
79th Floor	0	0	0
80th Floor	0	0	0
81st Floor	0	0	0
82nd Floor	0	0	0
83rd Floor	0	0	0
84th Floor	0	0	0
85th Floor	0	0	0
86th Floor	0	0	0
87th Floor	0	0	0
88th Floor	0	0	0
89th Floor	0	0	0
90th Floor	0	0	0
91st Floor	0	0	0
92nd Floor	0	0	0
93rd Floor	0	0	0
94th Floor	0	0	0
95th Floor	0	0	0
96th Floor	0	0	0
97th Floor	0	0	0
98th Floor	0	0	0
99th Floor	0	0	0
100th Floor	0	0	0

# Conceptual Floor Plan - 1st Floor

## Pearson Pines

City of North Las Vegas, Nevada



APR 25, 2023

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

Project No. 220116 May 25, 2023

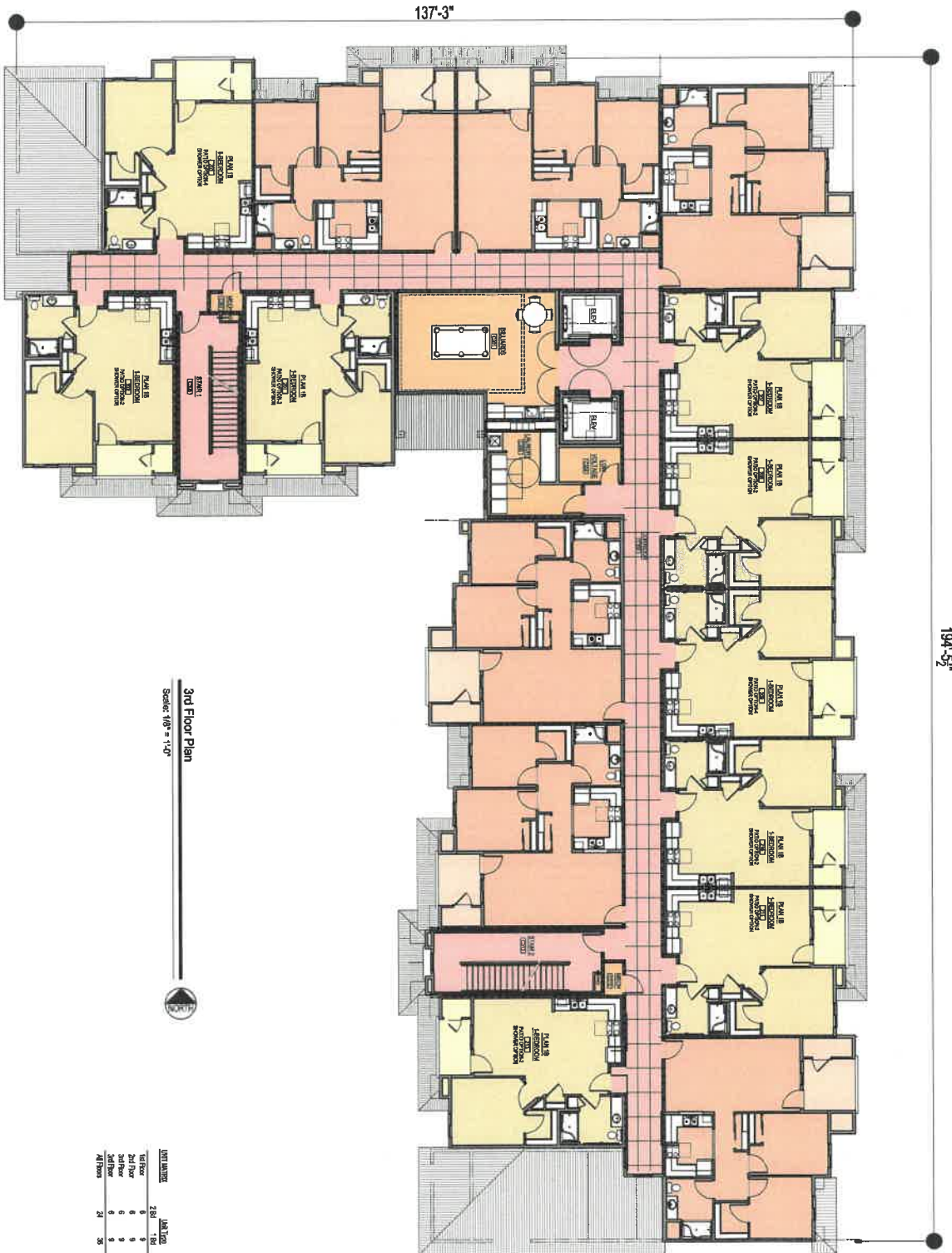








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3rd Floor Plan  
 Scale: 1/8" = 1'-0"

UNIT NUMBER	1st Flr	2nd Flr	3rd Flr	Total
1st Flr	6	9	15	30
2nd Flr	6	9	15	30
3rd Flr	6	9	15	30
All Units	24	33	60	117

Scale: 1/8" = 1'-0"  
 0 4 8 16 24  
 Project No. 223016, May 23, 2023



MAY 26, 2023

1. The State of Nevada, Department of Public Safety, Office of the State Architect, is pleased to provide this document to the public. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is for informational purposes only and does not constitute a contract.



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

UNIT NUMBER	UNIT TYPE	TOTAL
1st Floor	6	15
2nd Floor	6	15
3rd Floor	6	15
4th Floor	6	15
5th Floor	6	15

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

Project No. 923016 May 26, 2023



# Pearson Pines

City of North Las Vegas, Nevada

## Conceptual Floor Plan - 4th Floor



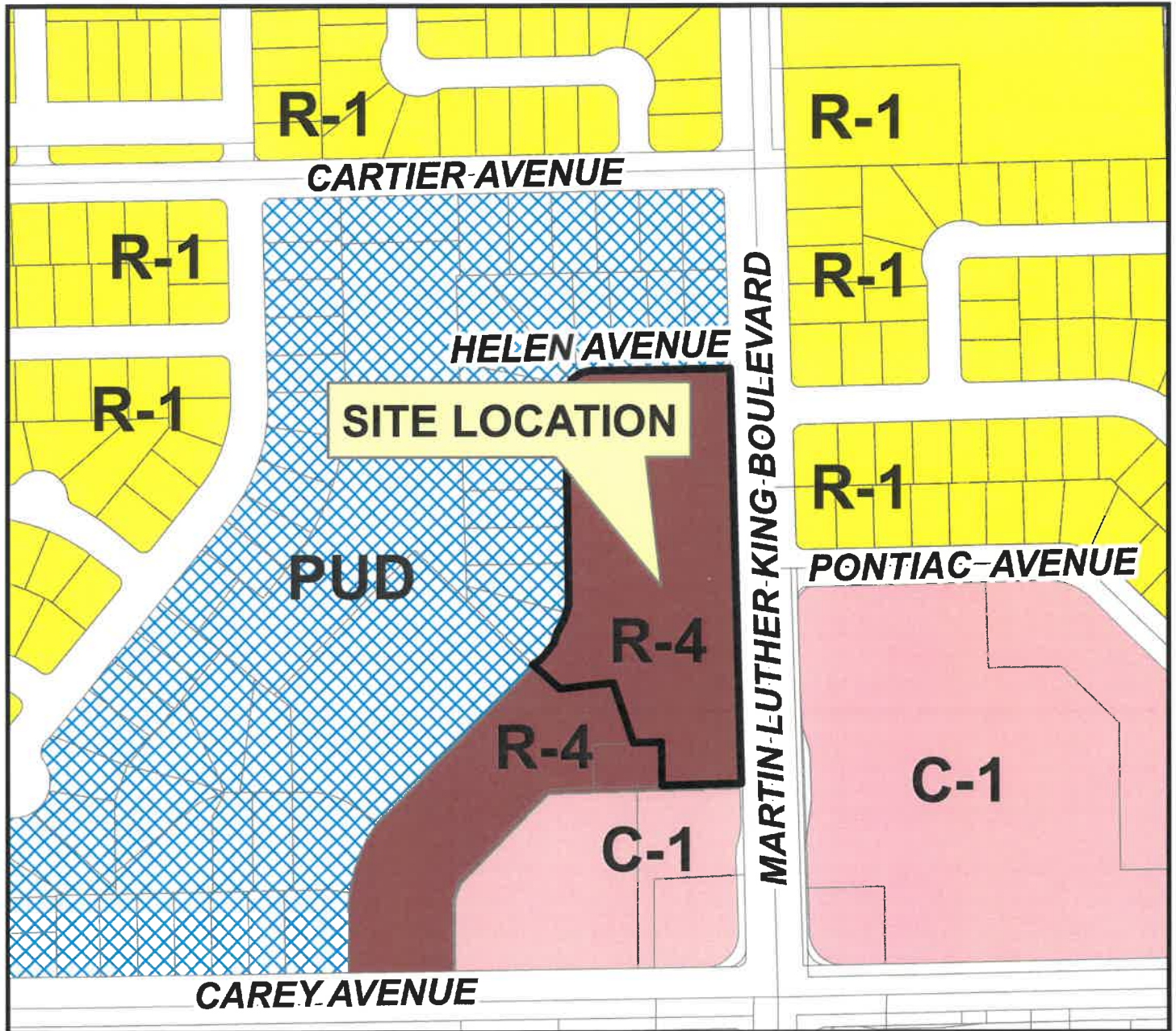






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: HAND Property Holding Company  
Application: Site Plan Review  
Request: To Develop a 60-Unit, Multi-Family Residential Development  
Project Info: Southwest Corner of Helen Avenue and  
Martin Luther King Boulevard  
Case Number: SPR-04-2023

6/07/2023

