

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400061 (DR-19-0352)-DIAMOND PM, LLC:**

**DESIGN REVIEW THIRD EXTENSION OF TIME** for a multi-family residential development and associated accessory structures on 1.66 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Pecos McLeod Interconnect and south of Desert Inn Road within Paradise. TS/mh/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-13-501-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3450 Pecos McLeod Interconnect
- Site Acreage: 1.66 (net)/2.27 (gross)
- Number of Units: 40
- Density (du/ac): 17.6
- Project Type: Multi-family residential
- Number of Stories: 2 to 3 (Building 1)/3 (Building 2)
- Building Height (feet): Up to 35
- Open Space Required/Provided: 8,000/9,450
- Parking Required/Provided: 70/70

**Site Plans**

The approved plans depict a gated multi-family residential development (condominiums) consisting of 40, one and 2 bedroom units for an overall density of 17.6 dwelling units per acre. Building 1 is comprised of 16, one bedroom units and Building 2 consists of 24, two bedroom units. Building 1 is set back 20 feet from the west property line, adjacent to the Pecos McLeod Interconnect, and 70 feet from the improved drainage channel to the east. Building 2 is also set back 20 feet from the west property line, 32 feet from the drainage channel to the east, and 5 feet from the property line to the north. The development includes 9,450 square feet of open space consisting of a pool area, dog park, and several areas with benches. Access to the site is provided via a proposed two-way driveway located at the southwestern portion of the site. An “exit only”

gate is provided at the northwestern portion of the site. The proposed development requires 70 parking spaces and 70 parking spaces are provided. Bicycle parking spaces are located at the northeast corner of Building 1. The required trash enclosure is centrally located within the site, between Buildings 1 and 2. The pool area, consisting of 4,351 square feet, is located immediately south of Building 1. A gazebo/cabana shade structure is located to the west of the pool and is set back 20 feet from the west property line. A 301 square foot pool equipment room is located immediately south of the pool and also has a minimum setback of 20 feet from the west property line. A 5 foot wide internal pedestrian walkway connects the buildings to the proposed 5 foot wide detached sidewalk along the Pecos McLeod Interconnect. Changes to the originally approved plans were approved via ADR-23-900334 in August 2023. The updated plans depict material changes including pop-outs and creating a stepped parapet roofline in lieu of the original pitched roofline.

### Landscaping

The approved plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along the Pecos McLeod Interconnect. The street landscape area consists of trees, shrubs, and groundcover. Open space is generally distributed throughout the site, and primarily consists of 4 areas measuring between 873 square feet and 4,351 square feet. Parking lot trees are generally distributed throughout the site, including landscape finger islands located along the east property line adjacent to the improved drainage channel.

### Elevations

Building 1 consists of 2 to 3 stories with a height ranging from 31 feet up to a maximum of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on the east, south, and west elevations of the building. Patios and balconies are featured on the east and west elevations of Building 1. The north elevation of the building features a stucco exterior with decorative plaster corbels. Access to the residential units is provided via an open staircase leading to each floor.

Building 2 consists of 3 stories with a maximum height of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on all sides of the building, which include decorative plaster corbels. Patios and balconies are featured on the north and south elevations of Building 2. Access to the residential units is provided via an open staircase leading to each floor.

The pool equipment building has an overall height of 15 feet and consists of a pitched, concrete tile roof, stucco exterior, and decorative plaster corbels. The carports have a maximum height of 10 feet and feature tube steel columns with a painted metal roof.

The plans approved via ADR-23-900334 feature building alterations to create a stepped parapet roofline in lieu of the original pitched roofline. Other changes include pop-outs with wood paneling finish and changes to the materials.

### Floor Plan

Building 1 features 16, one bedroom units each measuring 800 square feet. The plans for Building 1 depict a kitchen, living room, dining room, bedroom, patio, laundry room, bathroom,

and a walk-in closet. Building 2 features 24, two bedroom units each measuring 1,000 square feet. The plans for Building 2 depict 2 bedrooms, a kitchen, dining room, living room, patio, laundry room, bathroom, and a walk-in closet. The pool equipment building consists of 301 square feet and features an office, restroom, shower, and equipment room.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400096 (DR-19-0352):

##### Comprehensive Planning

- Until June 19, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400121 (DR-19-0352):

##### Current Planning

- Until June 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for DR-19-0352:

##### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include any necessary portions of Pecos McLeod Interconnect to achieve 45 feet of right-of-way to the back of curb.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0224-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant is requesting a third extension of time for an additional 2 years to commence the project. The applicant indicates that significant progress has been made on the project, including a drainage study, traffic study, and a water network analysis that have been approved. The applicant states that approvals have also been issued by the Fire Department, Water Reclamation District, Las Vegas Valley Water District, and Public Works Department, and has building permits ready to issue by the Building Department. The applicant adds that this extension of time request will provide time to secure financing for the site, allowing the project to commence within the next 2 years.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-23-900334	Administrative design review for modifications to a previously approved multi-family residential development and associated structures	Approved by ZA	August 2023
ET-23-400096 (DR-19-0352)	Second extension of time for a multi-family residential development and associated structures	Approved by BCC	August 2023
VS-22-0224	Vacated easements and a portion of right-of-way	Approved by PC	June 2022
ET-21-400121 (DR-19-0352)	First extension of time for a multi-family residential development and associated structures	Approved by BCC	September 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400059 (ZC-1382-06)	Waived conditions for a design review as a public hearing to address deceleration lane and amenities, reduced density from 40 units to 24 units, reduced 15 units to 2 story units, 3 point turning analysis to be approved by traffic prior to tentative map approval, relocated entrances further to the north, and right-in/right-out only ingress and egress to the site	Approved by BCC	June 2019
DR-19-0352	Multi-family residential development and associated structures	Approved by BCC	June 2019
ET-19-400036 (VS-0090-15)	Second extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	May 2019
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	March 2017
UC-0427-11 (ET-0025-15)	First extension of time for a use permit for an assisted/independent living facility with a waiver for reduced lot size, a waiver of conditions of a zone change, and a design review for an assisted/independent living facility and project amenities - expired	Approved by BCC	June 2015
VS-0090-15	Vacated easements and a portion of Pecos McLeod Interconnect - expired	Approved by PC	April 2015
UC-0427-11	Reduced lot size, waived a condition of a zone change to change the product from for rent multi-family to for sale condominiums and reduced 15 units to 2 story units with only 9, three story units remaining along with a design review for an assisted/independent living facility with project amenities - expired	Approved by BCC	June 2012
VS-0002-11	Vacated easements and a portion of Pecos McLeod Interconnect - expired	Approved by PC	March 2011
VS-0061-08	Vacated easements and a portion of Pecos McLeod Interconnect - expired	Approved by BCC	April 2008
WS-1162-07	Reduced driveway length with a waiver of conditions of a zone change, and design review for a deceleration lane, project amenities, and a condominium complex - expired	Approved by BCC	December 2007
ZC-1382-06	Reclassified 1.6 acres from R-1 to R-4 (reduced to R-3) zoning with waivers and a design review for a multi-family complex - design review and waivers expired	Approved by BCC	August 2007

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1378-02	Reclassified 1.6 acres from R-1 to C-1 zoning for an automobile maintenance facility with a waiver to reduce the width of parking stalls - expired	Approved by BCC	December 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Shopping center
South & East	Public Use	RS5.2	Drainage channel/Flamingo wash
West	Neighborhood Commercial	RM18	Congregate care facility

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has continued to make progress toward commencement since approval of the previous extension of time ET-23-400096 (DR-19-0352) by having building permits for the apartment buildings, detached shade structures, trash enclosure, and grading ready to issue by the Building Department. While staff finds the applicant has demonstrated a good faith effort to commence the development of the site, staff may not be able to support additional extensions of time after this request. Therefore, staff can support this extension of time request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Until June 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Compliance with previous conditions.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DIAMOND PM, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118