

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.

DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-301-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking to 88 parking spaces where 99 parking spaces are required per Table 30.60-1 (an 11% reduction).
2. Reduce parking lot landscaping fingers to allow separation of more than 6 spaces per Figure 30.64-14.
3. Reduce the distance to an entry gate call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
4. Reduce the trash enclosure setback to 20 feet where 50 feet is required from a residential development per Section 30.56.120 (a 40% reduction).

LAND USE PLAN:

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5366 Stephanie Street
- Site Acreage: 1.87
- Number of Lots/Units: 60
- Density (du/ac): 32.09
- Project Type: Multi-family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Open Space Required/Provided (square feet): 6,000/6,008
- Parking Required/Provided: 99/88

Site Plan

The previously approved plans depict a narrow, rectangular parcel on the east side of Stephanie Street, north of the Duck Creek Flood Control Channel, for a multi-family development consisting of 60 units distributed among two, 3 story buildings. The approved building footprints are similar and are each between 220 feet and 240 feet in length and positioned in a north/south orientation. Building 1 is located on the south half of the property and was approved for 36, one bedroom units. Building 2 is located on the north half of the property and was approved for 24, two bedroom units. The approved plans depict an access point from the south end of the property with an exit only near the north property line. Parking is shown with a total of 88 parking spaces distributed north to south adjacent to the interior driveway and along the southern property line. The buildings are arranged with a central open court that includes landscaping and a swimming pool. A setback waiver was requested with the original application but later withdrawn.

Landscaping

The approved streetscape along Stephanie Street consists of a 15 foot wide area of street landscaping which includes a detached sidewalk. A total of 6,008 square feet of open space is provided and distributed throughout the approved development and consists of passive common areas around the buildings. A landscape buffer was not proposed along the east boundary adjacent to an existing multiple family development, due to the required fire lane, parking, and proposed buildings. A waiver for a fence located in the landscaping area was included with the original application but later withdrawn.

Elevations

The approved plans depict a single building type that is 3 stories and 35 feet high with flat roofs and accent metal siding pop-outs and window treatments. The buildings consist of painted cement plaster with numerous return walls on the east façade, mini-balconies, and projecting fascia with painted horizontal siding. The depicted colors will consist of earth tone wall finishes.

Floor Plans

The approved plans show a mix of 1 and 2 bedroom units with 36 units depicted as 1 bedroom and 24 units depicted as 2 bedrooms. The 1 bedroom units are shown at 615 square feet and the 2 bedroom units are shown at 932 square feet of floor area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400185 (WS-19-0607):

Comprehensive Planning

- Until January 22, 2026 to commence or the application will expire unless extended with approval of an extension of time;
- Project to comply with Title 30 parking requirements.
- Applicant is advised that 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; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400027 (WS-19-0607):

Current Planning

- Until January 22, 2024 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 WS-19-0607:

Current Planning

- Per revised plans;
- Work with Las Vegas Metropolitan Police Department on installation of security cameras and surveillance operations for the exterior of the structure;
- On street parking shall be provided per revised plans submitted on January 22, 2020;
- 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;
- Post signage and pavement markings per the Uniform Standard Drawings indicating that the northern driveway is exit only;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.

- Applicant is advised that the sight visibility zones shown on the plans are drawn incorrectly and must comply with the Uniform Standard Drawings; and that the installation of detached sidewalks will 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that 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 that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are in final stages of obtaining building permits for the previously approved project. They have several permits in process with the Building Department and Public Works. These permits are as follows; BD23-04510, BD23-04520, BD23-04525, BD23-04527, BD23-04529, BD23-04662, PW20-18135-R01, PW21-13325, and PW20-18135-B01. It has taken the applicant some time to secure financing for the project, which has caused the delayed timeframe for this development. The applicant hopes to secure financing and commence construction within the first quarter of 2026.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400185 (WS-19-0607)	Second extension of time for waivers for reduced setbacks, parking, landscaping, trash separation, and fence in landscape area, and a design review for a multi-family residential development	Approved by BCC	February 2024
ET-22-400027 (WS-19-0607)	First extension of time for waivers for reduced setbacks, parking, landscaping, trash separation, and fence in landscape area, and a design review for a multi-family residential development	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0607	Waivers for reduced setbacks, parking, landscaping, trash separation, and fence in landscape area, and a design review for a multi-family residential development	Approved by BCC	January 2020
ZC-0833-15	Zone change from R-1 to R-4 zoning for a 40 unit multiple family residential development	Approved by BCC	January 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Self-storage
South	Public Use	IL	Flood channel
East	Urban Neighborhood (greater than 18 du/ac)	RM18	Multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM18 & RS5.2	Flood channel, multi-family residential, & undeveloped

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

Staff finds the applicant has diligently worked to commence the project as approved. Records show the following building permits: BD23-04510, BD23-04520, BD23-04525, BD23-04527, BD23-04529, and BD23-04662 are still active and have been consistently worked on since 2023. Public Works permits such as PW20-13097 (traffic study) and PW20-15497 (drainage study) have been approved, and PW20-18135 (off-site permit) has also been issued. Since Public Works does not support this request, staff cannot support the extension of time.

Public Works - Development Review

Staff cannot support this application, as the drainage study, traffic study, and associated off-site improvement permit were approved over 6 years ago. Given the length of time that has elapsed, these approvals are outdated and insufficient to support an additional extension of the land use application.

Staff Recommendation

Denial.

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

If approved:

- Until January 22, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Project to comply with Title 30 parking requirements.
- Applicants are advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; staff may not support an additional extension of time and 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - denial.

APPROVALS: 2 cards

PROTEST: 5 cards, 1 letter

COUNTY COMMISSION ACTION: March 18, 2026 – HELD – To 04/08/26 – per the applicant.

APPLICANT: DIAMOND STEPHANIE, LLC

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