

COPPER CREEK CONDOMINIUMS - PHASE 2
(TITLE 30)

UPDATE
BERMUDA RD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500188-SERENE, LLC:

HOLDOVER TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise.
MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

177-22-314-001 through 177-22-314-240

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9400 Bermuda Road
- Site Acreage: 8.5
- Number of Units: 293
- Density (du/ac): 22.04 (established by creating cross access between 2 condominium complexes per NZC-20-0155)
- Project Type: Condominium complex

The tentative map depicts changes to an existing 240 unit condominium complex. Changes include removing 12 total units in 2 existing condominium buildings and adding a 65 unit condominium building at the northwest corner of the site (southeast corner of Bermuda Road and Serene Avenue). An existing driveway from Serene Avenue will become an underground entrance to the new 65 unit condominium complex. Also, cross access will be added to the adjacent condominium complex to the east and south. An existing driveway entrance from Bermuda Road will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0201-04	240 unit condominium residential complex	Approved by PC	May 2004
DR-0866-02	240 unit multiple family complex	Approved by BCC	August 2002
ZC-0816-01	Reclassified the site from R-3 to R-4 zoning for a multiple family residential development	Approved by BCC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the subject site and the adjacent site to the east and south to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South & East	Residential High (8 du/ac to 18 du/ac)	R-4	Condominium complex
West	Public Facilities	P-F	Detention basin

Related Applications

Application Number	Request
TM-20-500187	A tentative map for the adjacent condominium complex to the southeast is a companion item on this agenda.
WS-21-0112	A waiver of development standards for height in conjunction with a new gym building is a companion item on this agenda.
VS-21-0154	A vacation and abandonment of a drainage easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- **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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Applicant to work with Public Works to provide a suitable turn-around area at the Serene Avenue driveway;
- Drainage study and compliance;
- Traffic study and compliance;
- Install signage at the western Serene Avenue driveway indicating that the driveway is for residents only.
- Applicant is advised that off-site permits may be required.

Current Planning Division - Addressing

- Adding additional units to an existing condominium project may require the unit numbers to be re-assigned to all units to ensure continuity;
- The unit numbers shall be reviewed and approved during the final map process.

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; and that any fire/emergency access must comply with the Fire Code as amended.

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 #0133-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – No Date – per the applicant.

APPLICANT: SERENE, LLC

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