

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400026 (UC-23-0517)-747 E TWAIN AVE, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a multi-family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setbacks; **2)** allow alternative trash enclosure design; **3)** reduce parking; **4)** reduce width of parking spaces; **5)** eliminate parking lot landscaping; and **6)** reduce open space.

DESIGN REVIEW for a multi-family development on 0.3 acres in a CR (Commercial Resort) Zone.

Generally located south of Twain Avenue and west of University Center Drive within Paradise. TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-312-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side yard setback for a trash enclosure to zero feet where a minimum setback of 5 feet is required per Table 30.40-3 and Section 30.56.120 (a 100% reduction).
- b. Reduce the rear yard setback for a trash enclosure to zero feet where a minimum setback of 20 feet is required per Table 30.40-3 and Section 30.56.120 (a 100% reduction).
- c. Reduce the setback for a trash enclosure from a residential development to zero feet where a minimum setback of 50 feet is required per Section 30.56.120 (a 100% reduction).
2. Allow an alternative trash enclosure design where the floor of the trash enclosure shall be concrete and extend 5 feet beyond the opening per Section 30.56.120.
3. Reduce parking to 7 spaces where 15 spaces are required per Table 30.60-1 (a 53.3% reduction).
4. Reduce the width of parking spaces to 8 feet where a minimum width of 9 feet is required per Section 30.60.050 (an 11.2% reduction).
5. Eliminate parking lot landscaping where required per Table 30.64-2 and Figure 30.64-14 (a 100% reduction).
6. Reduce open space to 700 square feet where a minimum of 1,000 square feet of open space is required per Table 30.40-3 (a 30% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 747 E. Twain Avenue
- Site Acreage: 0.21
- Number of Units: 10
- Density (du/ac): 47.7
- Project Type: Multi-family development
- Number of Stories: 2
- Building Height (feet): 26.5
- Square Feet: 8,896
- Open Space Required/Provided: 1,000/700
- Parking Required/Provided: 15/7

History & Request

UC-23-0517 was previously approved for a proposed multi-family development by the Planning Commission in October 2023 with multiple waivers of development standards and a design review. The applicant is now requesting a first extension of time to commence the previously approved project.

Site Plan

The previously approved plans depict a 2 story multi-family building featuring 10 dwelling units with a density of 47.7 dwelling units per gross acre. The proposed multi-family building is centrally located within the project site and has been designed with the following setbacks: 1) 20 feet from the north property line along Twain Avenue; 2) 7 feet from the east property line adjacent to the existing multi-family development (an architectural intrusion, being a staircase, is set back 3.5 feet to 4 feet from the property line); 3) 5 feet from the west property line adjacent to the existing multi-family development; and 4) 35 feet from the south property line along the public alley.

Waivers of development standards are required to reduce the setback for the trash enclosure, located at the southeast corner of the multi-family building, adjacent to the public alley. A waiver is also required for an alternative trash enclosure design. The trash enclosure will be secured with a rolling gate on the property line along the alley. A concrete pad is not extending beyond the trash enclosure. Access to the project site is granted via a 20 foot wide public alley, located to the southeast of the multi-family building. A row of 7 head-in parking spaces are located immediately adjacent to the alley. A waiver of development standards is required to reduce the width for 3 of the parking spaces. Pedestrian walkways measuring a minimum of 5 feet in width are located at the northeast and northwest corners of the building, that connect to the existing 5 foot wide attached sidewalk along Twain Avenue. The multi-family building requires 7 parking spaces where 15 parking spaces are required, necessitating the waiver of development standards to reduce parking. No increase to finished grade beyond 36 inches is proposed with this development.

Landscaping

The previously approved plans depict a 20 foot wide landscape area located behind an existing 5 foot wide attached sidewalk along Twain Avenue. The street landscape area consists of trees, shrubs, and groundcover. The multi-family development requires 1,000 square feet of open space where 700 feet of open space is provided, requiring a waiver of development standards. The provided open space is located along the southeast side of the building consisting of a barbecue area with benches.

Elevations

The previously approved plans depict a proposed multi-family building with a maximum height of 26 feet to the top of the parapet walls. The exterior of the building consists of a stone veneer base with stucco siding and trim. The building will be painted with varying shades of contrasting gray.

Floor Plans

The previously approved plans depict 4, two bedroom units and 6, one bedroom units.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 at landuse@lasairport.com 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.

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 #0286-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

A request for a building permit, BD22-61194, has been submitted to the Building Department for the multi-family development. The applicant remains committed to moving forward with the previously approved land use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0517	Use permit for a multi-family development with waivers of development standards and a design review	Approved by PC	October 2023
SC-20-0093	Street name change to rename Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue	Withdrawn at PC	August 2020
SC-14-0154	Street name change to rename Twain Avenue to Sands Avenue between the intersection of Maryland Parkway and Paradise Road	Denied by PC	May 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	RM50	Multi-family residential complex
South	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential complex
East	Entertainment Mixed-Use	CR	Multi-family residential complex

Clark County Public Response Office (CCPRO)

CE26-06436 is an active violation related to trash and debris, a vagrant camp, and graffiti.

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 the applicant has provided justification to warrant an extension of time for the previously approved project. A drainage study (PW24-11093) has been approved for the project and there is an active building permit (BD22-61194) with the Building Department. Circumstances within the surrounding area have not substantially changed; therefore, staff recommends approval for this first extension of time request.

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 October 3, 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; 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: GVS CONSTRUCTION, LLC

CONTACT: GVS CONSTRUCTION, LLC, 6470 W. DESERT INN ROAD, LAS VEGAS, NV 89146