

09/22/21 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

PECOS-MCLEOD INT/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400121 (DR-19-0352)-DIAMOND P M, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-501-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Number of Units: 40
- Density (du/ac): 17.6
- Project Type: Multiple family residential (condominiums)
- 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 multiple family residential development (condominiums) consisting of 40, one and two 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 2 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 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.

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.

Floor Plans

Building 1 features 16, one bedroom units each measuring 800 square feet. The floor 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 floor 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.

Previous Conditions of Approval

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting an extension of time for an additional 2 years. The extension of time is necessary due to Covid-19 restrictions and the impact on processing times and timely approval. The applicant has obtained an approved drainage study, traffic study, water network analysis, and a variety of civil engineering improvement plan approvals to mylar. The applicant has completed a bond estimate and the construction plan documents are approximately 30% complete with anticipated submittal to the Building Department on December 21, 2021.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0352	Multiple family development	Approved by BCC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400036-19 (VS-0090-15)	Vacated and abandoned first extension of time for right-of-way and easements	Approved by PC	May 2019
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon right-of-way and easements	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 of development standards 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 and abandoned easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect	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 to reduce 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 and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – expired	Approved by PC	March 2011
VS-0061-08	Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – 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 of development standards and a design review for a multi-family complex	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South & East	Public Facilities	R-1	Drainage Channel/Flamingo Wash
West	Office Professional	R-3	Congregate care facility

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds that the applicant has made substantial progress towards commencement of the project by having an approved drainage study, traffic study, water network analysis, and a variety of civil engineering improvement plans. Therefore, staff can support this 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: DIAMOND PM, LLC

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