USE PERMIT FIRST EXTENSION OF TIME for a proposed senior housing complex.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking lot landscaping.

DESIGN REVIEWS for the following: 1) a proposed multi-family residential building; and 2) redesign of an existing multi-family residential complex on 2.4 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. JG/lm/ja (For possible action)

RELATED INFORMATION:

APN: 162-25-102-008

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase building height to 36 feet 1 inch where a maximum of 35 feet is permitted (a 3% increase).
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:
Project Description
General Summary
• Site Address: 4990 Topaz Street
• Site Acreage: 2.4
• Number of Units: 84
• Density (du/ac): 35.7
• Project Type: Senior housing
• Number of Stories: Up to 3
• Building Height: Up to 36 feet 1 inch
• Parking Required/Provided: 84/86
Site Plans
The approved plans show an existing multi-family residential complex being redesigned into a senior housing complex. The existing pool area and building will be demolished to make room for the proposed multi-family residential building. The proposed building will be located approximately 7 feet from the north property line, and will consist of 24 multi-family residential units, increasing the total number of units on-site to 84 units for an overall density of 35.7 dwelling units per acre. Up to 39 dwelling units per acre are permitted with a special use permit for senior housing in an R-4 zone. A new spa and pool deck will be located immediately northwest of the existing clubhouse. Access to the site will remain from Topaz Street. A total of 86 parking spaces will be provided where 84 spaces are required. Ten of the parking spaces will be located outside of a new gated entrance to the complex. The new sliding gate is located 64 feet, 3 inches from the west (front) property line. The existing 5 foot high decorative metal fence along the front property line will be extended to the gate location in order to fully enclose the complex. New carports are also shown along the east property line. A total of 15,600 square feet of open space is provided where a minimum of 8,400 square feet is required.

Landscaping
No changes were proposed to the existing landscaping, except for the trees to be removed for the construction of the proposed building. A waiver to reduce parking lot landscaping was approved for the trees along the east property line, adjacent to the parking lot, which were removed a number of years ago.

Elevations
The existing multi-family residential buildings are 2 stories and constructed of stucco finish, metal guardrails, and pitched concrete tile roofing. The approved multi-family residential building will be 3 stories, 36 feet, 1 inch high, and constructed of stucco finish, metal guardrails, and pitched concrete tile roofing to match the existing complex. Stucco pop-outs are also integrated into the building design. The carports are 8 feet, 4 inches high and constructed of painted metal.

Floor Plans
The approved multi-family residential building has 3 identical floors with a total of 24 units (12 studio apartments and 12, one bedroom apartments).

Previous Conditions of Approval
Listed below are the approved conditions for UC-0717-16:

Current Planning
- Additional amenities shall be provided along the walkways between the buildings and/or within the complex, such as, but not limited to, benches, exercise stations, etc.;
- 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
- Traffic study and compliance;
- Commercial pan driveway per Clark County Standard 224.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that CCWRD has completed a Point of Connection (POC) request for this project; and to contact CCWRD at sewerlocation@cleanwaterteam.com and reference POC tracking #000575-2016 for this request.

Applicant’s Justification
The applicant indicates that the owner of the property is still working on the development timing. They are requesting this extension to provide the design team additional time.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-0989-17</td>
<td>Security gate geometrics for a senior housing complex</td>
<td>Approved by PC</td>
<td>January 2018</td>
</tr>
<tr>
<td>UC-0717-16</td>
<td>Proposed senior housing complex with waivers for increased building height and reduced parking lot landscaping</td>
<td>Approved by PC</td>
<td>December 2016</td>
</tr>
<tr>
<td>AC-200-82</td>
<td>Architectural supervision for an apartment complex</td>
<td>Approved by PC</td>
<td>February 1983</td>
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</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Commercial center</td>
</tr>
<tr>
<td>South</td>
<td>Residential Urban Center (18 to 32 du/ac)</td>
<td>R-3</td>
<td>Senior housing complex</td>
</tr>
<tr>
<td>East</td>
<td>Residential Urban Center (18 to 32 du/ac)</td>
<td>R-4</td>
<td>Apartment complex</td>
</tr>
<tr>
<td>West</td>
<td>Residential Urban Center (18 to 32 du/ac)</td>
<td>C-2</td>
<td>Shopping center</td>
</tr>
</tbody>
</table>

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. Since the original approval
in 2016, the owner has been working with the design team for the development process. Staff
can support a 2 year extension.

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 December 6, 2020 to commence;
• 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; 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.

Building Department - Fire Prevention
• Applicant is advised that fire/emergency access must comply with the Fire Code as
  amended; to show fire hydrant locations on-site and within 750 feet; that fire protection
  may be required for this facility; and to contact Fire Prevention for further information at
  (702) 455-7316.

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
  #0520-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD
  estimates may require another POC analysis.

TAB/CAC: Paradise - approval.
APPROVALS:
PROTESTS:

APPLICANT: KEN TEMPLETON
CONTACT: ROBERT MESSIANA, 107 E. CHARLESTON BLVD, STE 250, LAS VEGAS,
NV 89104