



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 18, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-16586 - APPLICANT: THE APARTMENT COMPANY -
OWNER: RANCHO DEL SOL LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on September 7, 2007 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Variance (VAR-6681) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-6681) that allowed a reduction of minimum lot size, setbacks and dwellings units per lot on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/07/05	The City Council approved a Variance (VAR-6681) to allow a reduction of minimum lot size and setbacks and a Waiver (WVR-6682) of Title 18.12.105 to allow a 14-foot private drive width where 24 feet is the minimum required and to allow a private drive length of 665 feet where 200 is the maximum allowed; and a Waiver of Title 18.12.130 to allow a private drive, which terminates at a length of over 150 feet to not end with a circular turn around or emergency crash gate on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street. The Planning Commission recommended approval, but staff recommended denial on 07/28/05.
09/22/05	The Planning Commission approved a Tentative Parcel Map (TMP-6478) for a 20-lot multi-family residential subdivision on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street. Staff recommended approval of the request.
02/15/06	The City Council approved a Vacation (VAC-10553) to Vacate a portion of Twenty Third Street right of way generally located between Hinkle Drive and Owens Avenue. The Planning Commission and staff recommended approval on 01/12/06.
10/18/06	The City Council will consider a related Extension of Time (EOT-16588) of an approved Waiver (WVR-6682) that allowed a Waiver of Title 18.12.105 that allowed a 14 foot private drive width where 24 feet is the minimum required and to allow a private drive length of 665 feet where 200 is the maximum allowed; and a Waiver of Title 18.12.130 to allow a private drive, which terminates at a length of over 150 feet to not end with a circular turn around or emergency crash gate on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street. Staff is recommending approval of the related Extension of Time.
<i>Related Building Permits/Business Licenses</i>	
	No building permits have been issued on the subject site.
<i>Pre-Application Meeting</i>	
	A pre-application meeting is not required for this type of application.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	N/A

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Housing	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	North Las Vegas/Single Family Dwellings	North Las Vegas	North Las Vegas
South	Multi-Family Housing	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Multi-Family Housing	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Religious Institution	M (Medium Density Residential)	C-V (Civic)/R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

The site is not subject to any special area plans, overlay districts, or trail requirements.

ANALYSIS

This is the first Extension of Time for the subject Variance (VAR-6681), which was approved by the City Council on 02/15/06. There was an associated Waiver (WVR-6682) and Tentative Parcel Map (TMP-6478). A Vacation (VAC-10553) was recently approved. The applicant indicates that they are waiting for the final map to record. The final map was submitted for review on 04/07/06, but has not been finalized. The Civil Improvement Plans were submitted on 06/06/06, but have not been finalized. Therefore, the Extension of Time can be supported to allow for additional time for the final map to record.

Previous Conditions of Approval from Variance (VAR-6681)

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect the location of the existing or proposed trash enclosures and a comprehensive parking analysis.
3. Existing overhead utilities shall be underground prior to final sale of any units.

FINDINGS

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. The subject Extension of Time will allow enough time for the final map to record. A condition of approval has been added, which recommends that the extension be allowed for one year or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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