

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-17431 - APPLICANT/OWNER: SAMER NAKHLE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on August 4, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-4511) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a General Plan Amendment (GPA-27-98) to amend a portion of the Southwest Sector of the General Plan on properties bounded by Holmby Channel, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval on 10/22/98.
08/04/04	The City Council approved a Special Use Permit (SUP-4511) to allow a private street for this development. The Planning Commission and staff recommended approval on July 8, 2004.
09/23/04	The Planning Commission approved a Tentative Map (TMP-4968) for a 4 lot single family subdivision on 2.50 acres adjacent to the east side of Belcastro Street, approximately 320 feet north of Del Rey Avenue. Staff recommended approval of the request.
11/16/06	The following cases will be approved administratively. Extension of Time (EOT-16988) of an approved Tentative Map (TMP-4968) for a 4 lot single family residential subdivision and an Extension of Time (EOT-17432) of an approved Vacation (VAC-4967) that allowed a Vacation of Right-Of-Way for a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue on 2.50 acres.
<i>Related Building Permits/Business Licenses</i>	
06/07/05	Civil Improvement Plans (L-CIVIL-7155) were submitted but have not been approved.
01/13/06	A Final Map (FMP-11312) was submitted, but has not been approved.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.5

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural)	R-E (Residence Estates)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)
East	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)
West	Undeveloped	DR (Desert Rural)	R-E (Residence Estates)

<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		Y
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-4511) that allowed a Private Street adjacent to the southeast corner of Belcastro Street and Holmby Avenue.

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-4511), which was approved by the City Council on 08/04/04. The applicant has also submitted two Extension of Time applications, which will be administratively approved. Title 18 allows the Director to approve additional time for Tentative Map and Vacation applications. Extension of Time (EOT-16988) is for an approved Tentative Map (TMP-4968) for a 4 lot single family residential subdivision and Extension of Time (EOT-17432) of an approved Vacation (VAC-4967) that allowed a vacation of Right-Of-Way for a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue on 2.50 acres.

The applicant indicates that the project has been delayed due to economics. The applicant has submitted Civil Improvement plans on 06/07/05 and a Final Map on 01/13/06. The Civil Improvement plans and Final Map are in various stages of plan check review. The applicant has indicated that he will continue to move forward with the submitted plans. Therefore, the Extension of Time can be supported as the applicant is moving forward with the permitting and review process.

Previous Conditions of Approval from Special Use Permit (SUP-4511)

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Submit a petition of vacation for Belcastro Street and Holmby Avenue adjacent to this site prior to or concurrent with submittal of a Tentative Map for this site. Such petition shall be acted upon by City Council prior to the submittal of a Final Map for technical review. Belcastro Street shall be terminated in a circular cul-de-sac meeting current City Standards, unless otherwise allowed by the City Engineer.
5. Private streets shall be identified as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowners Association.
6. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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 Extension of Time will allow enough time for the applicant to continue with the plan review and permitting process. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0