



## **AGENDA MEMO**

**CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-17487 - APPLICANT: CITY OF LAS VEGAS OWNER:**  
**BUREAU OF LAND MANAGEMENT**

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### **\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

#### **Planning and Development**

1. This Extension of Time will expire on October 10, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4823) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |   |
|---|---|
| 08/20/03  | The City Council approved a Rezoning (ZON-2603) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 20 acres adjacent to the west and east sides of Cliff Shadows Parkway, approximately 650 feet south of Alexander Road. The Planning Commission and staff recommended approval on 07/24/03.  |
| 06/16/04  | The City Council approved a Rezoning (ZON-4234) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 5.00 acres and a Major Modification (MOD-4236) for a Request for a Major Modification to the Lone Mountain West Master Plan to add 25.41 acres into the plan and to change the future land use designation from Public Facility to Park/School/Recreation/Open Space adjacent to the southeast corner of the alignments of Gilmore Avenue and Puli Drive. The Planning Commission and staff recommended approval on 05/13/04. |
| 10/06/04  | The City Council approved a Site Development Plan Review (SDR-4823) for a City Park on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road. The Planning Commission and staff recommended approval on 08/26/04.  |
| <b><i>Related Building Permits/Business Licenses</i></b>                  |   |
| 10/24/06  | The Civil Improvement plans (17706-L-CIVIL) were submitted on the indicated date. These plans have not been approved.   |

| <b><i>Details of Application Request</i></b> |       |
|--|-------|
| <b><i>Site Area</i></b>                      |       |
| Gross Acres:                                 | 20.00 |
| Net Acres:                                   | 13.00 |

| <b>Surrounding Property</b> | <b>Existing Land Use</b>            | <b>Planned Land Use</b>             | <b>Existing Zoning</b>  |
|-----------------------------|-------------------------------------|-------------------------------------|---|
| Subject Property            | Undeveloped                         | PCD (Planned Community Development) | C-V (Civic)   |
| North                       | Single Family Dwelling              | PCD (Planned Community Development) | PD (Planned Development)  |
| South                       | Undeveloped                         | PCD (Planned Community Development) | U (Undeveloped) Zone [(PCD) Planned Community Development General Plan Designation] |
| East                        | Undeveloped/Single Family Dwellings | C-V (Civic)                         | C-V (Civic)   |
| West                        | Undeveloped                         | Clark County                        | Clark County  |

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

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4823) that allowed a City Park on 13.0 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road.

**ANALYSIS**

This is the first Extension of Time for the subject Site Development Plan Review (SDR-4823), which was approved by the City Council on 10/06/04. The applicant indicates that the project has been delayed due to engineering issues. Civil Improvement plans were submitted on 10/24/06, but have not been approved. This demonstrates that the applicant is moving forward with construction of the subject site. Therefore, the Extension of Time can be supported to allow for additional time, due to delays in the engineering process.

**Previous Conditions of Approval from Site Development Plan Review (SDR-4823)**

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped August 11, 2004, except as amended by conditions herein.
3. The proposed trail through the site shall be constructed as an equestrian trail.
4. Conformance to all applicable Conditions of approval for Rezoning ZON-2603.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

**Public Works**

6. Construct half-street improvements including appropriate overpaving, if legally able on Cliff Shadows Parkway and Alexander Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings.
8. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

**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