



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-17977 - APPLICANT: VALENTE DEVELOPMENT, INC -
OWNER: SLV INVESTMENTS, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on November 17, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5203) 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>	
11/17/04	The City Council approved a Rezoning (ZON-5203) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre); a Variance (VAR-5202) to allow a 2.94 acre development where a 5 acre development is required for a residential planned development; and a Site Development Plan Review (SDR-5204) for a proposed 7 lot single family residential development. The Planning Commission and staff recommended approval on 10/21/04.
01/27/05	The Planning Commission approved a Tentative Map (TMP-5777) for a proposed 7-lot single family residential subdivision on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue. Staff recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
01/06/06	A Final Map (FMP-11147) was submitted on the indicated date. The applicant has not submitted mylars. Therefore, the final map has not been approved.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.94

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural)	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre)
North	Single Family Dwellings	DR (Desert Rural)	R-1 (Single Family Residential)
South	Single Family Dwellings	DR (Desert Rural)	R-E (Residence Estates)
East	Single Family Dwellings (Clark County)	Clark County	Clark County
West	Undeveloped/Single Family Dwellings	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		Y
A-O Airport Overlay District	X		Y
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 Rezoning (ZON-5203) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue.

ANALYSIS

This is the first Extension of Time for the subject Rezoning (ZON-5203), which was approved by the City Council on 11/17/04. A Final Map (FMP-11147) was submitted on 01/21/06, but was never approved due to a lack of funding for the project. The applicant indicates that additional time is needed to secure financing for development of the site. The zoning approval is exercised by means of the recordation of a final subdivision map. Therefore, the Extension of Time can be supported to allow for additional time to obtain proper funding.

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. 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

<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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