



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-18954 - APPLICANT: WAGNER HOMES, INC.
OWNER: DAY STAR VENTURES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 19, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-5377) 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-5377) that allowed no open space where 13,633 square feet is the minimum required for a proposed 19-lot single family development on 5.35 acres adjacent to the southwest corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/22/04	The Planning Commission approved a General Plan Amendment [GPA-4621] to be withdrawn without prejudice that would have amended a portion of the Centennial Hills Sector Plan of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003).
08/04/04	The City Council approved an Annexation [ANX-4451] of property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003). The annexation became effective on 08/13/04.
01/19/05	The City Council approved a Rezoning [ZON-4623] for the reclassification of property from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD3 (Residential Planned Development - 3 units per acre), a Variance [VAR-5377] to allow no open space where 13,633 square feet is the minimum required and a Site Development Plan Review [SDR-4626] for a 19-lot single family residential development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN 125-19-201-001 and 003). The Planning Commission recommended approval on 12/16/04. Staff recommended denial.
04/06/05	The City Council approved a Waiver of Title 18.12.160 [WVR-6035] to allow 209 feet between street intersections where 220 feet is the minimum distance separation required for a single family residential development on 5.35 acres adjacent to the southeast corner of Dorrell Lane and Hualapai Way (APN 125-19-201-001 and -003). The Planning Commission and staff recommended approval on 03/10/05.
06/09/05	The Planning Commission approved a Tentative Map [TMP-6601] for a 19-lot single family residential subdivision on 5.36 acres on the southeast corner of Hualapai Way and Dorrell Lane (125-19-201-001 & 003). Staff recommended approval.

09/07/05	The City Council approved a Vacation [VAC-7657] that allowed the vacation of a U.S. Government Patent Easements generally located on Hualapai Way between Dorrell Lane and Haley Avenue. The Planning Commission and staff recommended approval on 08/11/05.
02/07/07	The City Council will consider an Extension of Time [EOT-18955] of an approved Rezoning (ZON-4623) from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD3 (Residential Planned Development - 3 units per acre) and an Extension of Time [EOT-18952] of an approved Site Development Plan Review (SDR-4626) that allowed a 19-lot single family residential development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003).
<i>Related Building Permits/Business Licenses</i>	
04/20/06	Civil improvement plans [HANSEN Project #12773] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A pre-application conference is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.35

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 units per acre)
North	Undeveloped	R (Rural Density Residential)	Clark County
South	Undeveloped	R (Rural Density Residential)	Clark County
East	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
West	392-unit multi-family residential development	PCD (Planned Community Development)	PD (Planned Development)

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

ANALYSIS

This is the first Extension of Time for the subject Variance (VAR-5377), which was approved by the City Council on 01/19/05. A Variance is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the residential subdivision. No Final Map has been submitted at this time, as well as no building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12773] were reviewed on 04/20/06 and are pending the submittal of mylars for final signatures. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Variance. The applicant has demonstrated that they are working towards development of the subject site. 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

