

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 15, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-22994 - APPLICANT: NEW ALBERTSON'S INC. -
OWNER: THE HOWARD HUGHES CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-6500), and all other site related actions.
2. This Special Use Permit (SUP-6500) shall expire on July 6, 2008 unless another Extension of Time is approved.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-6500) for a proposed liquor store at 11720 West Charleston Boulevard.

This is the first extension of time request for the proposed project. The applicant has made progress on the proposed project, which is now nearing completion. This extension of time is deemed appropriate. Approval of this request is recommended with a one year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/09/98	The City Council approved a Site Development Plan Review (SV-0042-97) application on property located on the northwest corner of the proposed Western Beltway, and Charleston Boulevard for the proposed development of Summerlin Village 20. The Planning Commission recommended approval on 12/18/97.
02/12/98	The Planning Commission approved a Tentative Map (TM-0002-98) application for 39 lots on 815.70 acres on property located north of Charleston Boulevard, south of Far Hills Avenue, and west of the proposed western Beltway (Village 20 of the Summerlin Master Plan).
07/10/00	The City Referral Group approved a Minor Modification (SV-0012-00) application to amend the Vistas Village 20 at Summerlin on property located at the northwest corner of the proposed western beltway and Charleston Boulevard from MF2 and SF3 to VC and from SF3 to VC.
01/13/05	The Planning Commission approved a Tentative Map (TMP-5708) application Map for a two lot commercial subdivision on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard.
05/25/05	The City Referral Group approved a Site Development Plan Review (CRG-6661) for a proposed 56,000 square-foot grocery store adjacent to the northeast corner of Charleston Boulevard and Desert Foothills Drive.
07/06/05	The City Council approved a Special Use Permit (SUP-6500) for a proposed liquor store at 11720 West Charleston Boulevard. The Planning Commission and staff recommended approval.
03/31/06	A request for a Final Map (FMP-6056) Technical Review was approved for a one lot commercial subdivision on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard.
<i>Related Building Permits/Business Licenses</i>	
12/14/06	A building permit (#6007365) was issued for a retail store for a certificate of occupancy. This permit has not been finalized at this time. Per the applicant it is anticipated that the construction will be completed in August of 2007.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	12.7

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center (Under Construction)	VC (Village Center)	P-C (Planned Community)
North	Single Family Residential	SF-3 (Single Family Detached)	P-C (Planned Community)
South	Single Family Residential	Clark County	Clark County
East	Single Family Residential	SF-3 (Single Family Detached)	P-C (Planned Community)
West	Single Family Residential	SF-3 (Single Family Detached)	P-C (Planned Community)

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

ANALYSIS

This is the first extension of time request for the proposed project. Since the original approval the applicant has recorded a Final Map and pulled building permits. The permit for the Certificate of Occupancy has been applied for; however, it cannot be finalized until the construction is complete. The applicant states in the justification letter that this is scheduled for late August. Thus the extension of time is requested to allow completion of the proposed project. Due to the progress that has been made approval of this request is recommended with a one year time limit.

FINDINGS

The applicant has made progress on the proposed project, which is now nearing completion. This extension of time is deemed appropriate. Approval of this request is recommended with a one year time limit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0