

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26121 - APPLICANT/OWNER: SEDANO, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-9464) shall expire on 1/04/10, unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-9464) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is seeking an Extension of Time of an approved Site Development Plan Review (SDR-9464) for a proposed 30,000 square-foot Recreation Hall and a Waiver of the Parking Lot landscaping requirement on 2.65 acres at 2500, 2626, 2627 and 2701 Russell Avenue and 2524 and 2528 Fremont Street. The applicant has submitted a Reversionary Map (PMP-26082) for review as conditionally required by the Site Development Plan Review approval. The applicant has requested the extension of time to complete the construction documents and states that he will be pulling building permits as soon as the map is completed.

Staff recommends approval of this request with a two-year extension of time that will expire 1/04/10.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/04/06	The City Council approved a Site Development Plan Review (SDR-9464) for a proposed 30,000 square foot Recreation Hall and a Waiver of the parking lot landscaping requirement and a related Vacation (VAC-9740) to Vacate a public right of way between Euclid Avenue and Olive Street. The Planning Commission and Staff recommended approval.
7/17/06	Civil Plans (L-Civil #15091) were submitted to Planning and Development for a 30,000 square-foot recreation hall. This submittal is pending final review.
12/17/07	A request for technical review of a Merger and Resubdivision (PMP-26082) was submitted to Planning and Development for a 2.72 acre commercial lot (APNs 162-01-111-009, 010, 011, 018, 019, 021, 022, 025, 042 and 043).
<i>Related Building Permits/Business Licenses</i>	
There are no Business Licenses or Building Permits recorded against the subject site at this time.	
<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>	
Net Acres	2.65 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/ Single Family Residential	C (Commercial)	C-2 (General Commercial)
North	Restaurant	Unincorporated Clark County	Unincorporated Clark County
South	Apartments	H (High Density Residential)	R-4 (High Density Residential)
East	Commercial	Unincorporated Clark County	Unincorporated Clark County
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

ANALYSIS

The applicant is seeking a two-year Extension of Time of an approved Site Development Plan Review (SDR-9464) for a proposed 30,000 square-foot Recreation Hall and a Waiver of the Parking Lot Landscaping Requirement on 2.65 acres. The applicant has submitted Civil Plans (L-Civil # 15091) and a Reversionary Map (PMP-26082) since the initial approval. The applicant states that complications stemming from these two previous actions delayed construction progress and has made the extension of time necessary in order to move forward with building permit requests.

FINDINGS

Staff recommends approval of a two-year Extension of Time that will expire 1/04/10 so that the approved Site Development Plan Review (SDR-9464) may continue to move forward.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0