



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26060 - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Extension of Time of Special Use Permit (SUP-3304) shall expire 12/17/09 unless the Special Use Permit is exercised or another extension is approved by the City Council.
2. Conformance to all conditions of approval for SUP-3304 as required by the Planning and Development Department and the Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the second request for an Extension of Time of an approved Special Use Permit (SUP-3304) for a Church/House of Worship and a Preschool at 3319 Cliff Shadows Parkway. The applicant is requesting more time to complete site access and engineering issues prior to submitting a Site Development Plan Review, as conditionally required by the approved Special Use Permit.

A previous Extension of Time (EOT-11349) was approved by City Council on 3/01/06.

Staff recommends approval of this request with a two-year extension of time.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/05/03	The City Council approved an Annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was 2/14/03.
12/17/03	The City Council approved a Rezoning (ZON-3209) to PD (Planned Development), a Major Modification (MOD-3206) to add approximately five acres to the Lone Mountain West Master Plan area and to amend the Plan to allow churches within all residential land use designations with approval of a Special Use Permit (SUP-3304) for the Church/House of Worship. The Planning Commission and Staff recommended denial as no Site Development Plan Review accompanied the application for a Special Use Permit. A two year approval was granted for the Church and pre-school, set to expire 12/17/05. The Planning Commission and Staff recommended denial.
3/01/06	The City Council approved a request for an Extension of Time (EOT-11349) of an approved Special Use Permit (SUP-3304) that allowed a Church/House of Worship and a Preschool adjacent to the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway. Staff recommended approval. A one-year extension was granted, set to expire 12/17/07.
<i>Related Building Permits/Business Licenses</i>	
12/30/05	Temporary Use Permit #6141 issued for a temporary structure (tent). Permit expired 1/02/06.
12/30/05	Temporary Commercial Permit #11097 issued for a Church Service and dedication for Dec. 31, 2005 from 6pm to 11pm.
<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	5.0 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development) [L (Low Density Residential) Lone Mountain West Special Land Use Designation	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation	CV (Civic)
South	Undeveloped	Summerlin	PC (Planned Community)
East	Undeveloped	PCD (Planned Community Development) [P (Parks, Schools, Recreation, Open Space) Lone Mountain West Special Land Use Designation	CV (Civic)
West	Undeveloped	Parks, Schools, Recreation, Open Space	U (Undeveloped)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain West	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

This is the second Extension of Time request for the approved Special Use Permit (SUP-3304) to allow the Church/House of Worship with an ancillary preschool use on this site. The site currently remains undeveloped. Condition of approval number two of the approved Special Use Permit (SUP-3304) required that a Site Development Plan Review be submitted prior to any development activity on the site. There has not been a Site Development Plan Review submitted for this site.

The applicant has staged a temporary two-day event on this site. Appropriate permits were secured by the City of Las Vegas for the temporary structure and affiliated event.

FINDINGS

Other than a temporary event, there have been no building permits or civil plans filed against this property since there has not been a Site Development Plan Review submitted as conditionally required for the initial Special Use Permit (SUP-3304) approval. Staff recommends a two-year extension that will expire on 12/17/09 for the approved Special Use Permit (SUP-3304).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0