

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 5, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26482 - EXTENSION OF TIME - APPLICANT/OWNER:
WALL STREET NEVADA, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-8895) shall expire on 1/18/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Special Use Permit (SUP-8895) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the first request for a two-year Extension of Time of an approved Special Use Permit (SUP-8895) for a 950-foot tall building in the Airport Overlay District. The City Council approved this request on 1/18/06, with an expiration date of 1/18/08.

It is noted that three related Extensions of Time (EOT-26479, EOT-26481, and EOT-26483) for this proposed development will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/18/06	The City Council approved applications for a General Plan Amendment (GPA-8892) to Amend a portion of the Southeast Sector Plan of the General Plan from the LI/R (Light Industrial/Research) land use designation to the GC (General Commercial) land use designation; a Rezoning (ZON-8893) from the M (Industrial) Zoning District to the C-2 (General Commercial) Zoning District; a Vacation (VAC-8898) to vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street; a Special Use Permit (SUP-8897) to allow a proposed Mixed-Use Development; a Special Use Permit (SUP-8895) for a 950-foot tall building in the Airport Overlay District; and a Site Development Plan Review (SDR-8894) for a proposed 950-foot tall, 73-story, Mixed-Use Development containing 182,000 square feet of commercial space and 3,020 residential units and a waiver to allow a 70% lot coverage where a 50% lot coverage is the maximum allowed on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue. The Planning Commission and staff recommended approval.
5/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed-Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. NOTE: The affected parcels of this proposed development were changed from the GC (General Commercial) land use designation to the MXU (Mixed-Use) land use designation.
1/19/07	The request for an Extension of Time (EOT-19295) of an approved Vacation (VAC-8898) to vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street was approved administratively by the Department of Planning and Development.

<i>Related Building Permits/Business Licenses</i>
There have been no Building Permits or Business Licenses related with this project
<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	1.10 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/ Off-Premise Advertising (Billboard)	MXU (Mixed-Use)	M (Industrial) Under Resolution of Intent to C-2 (General Commercial)
North	Industrial/ Retail	MXU (Mixed-Use)	M (Industrial)
South	Industrial	MXU (Mixed-Use)	M (Industrial)
East	Union Pacific Rail Road	Right-of-Way (UPRR)	Right-of-Way (UPRR)
West	Restaurant/Industrial/ Right-of-Way	MXU (Mixed-Use)	M (Industrial)/ ROW (I-15)

<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			
A-O Airport Overlay District 200 feet	X		Y*
Live/Work Overlay District	X		NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

**With the approved Special Use Permit (SUP-8895) to allow a 950-foot tall building in the A-O Airport Overlay District.*

ANALYSIS

This is the first Extension of Time request for the approved Special Use Permit (SUP-8895) which was approved by City Council on 1/18/06. Since the date of the Special Use Permit approval for the 950-foot tall Mixed-Use building, no tentative map, civil plans, or building permits have been requested. Conformance to the conditions of approval for Special Use Permit

(SUP-8895) shall be required. There has been a change in ownership since the original approval; therefore the applicant is requesting a two-year Extension of Time in order to coordinate the proposed development.

FINDINGS

Approval of this request is recommended with a two-year time limit which shall expire 1/18/10. Conformance to the conditions of approval for Special Use Permit (SUP-8895) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0