

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MARCH 5, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-26481 - EXTENSION OF TIME - APPLICANT/OWNER:**  
**WALL STREET NEVADA, LLC, ET AL**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

***Planning and Development***

1. This Site Development Plan Review (SDR-8894) 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 Site Development Plan Review (SDR-8894) 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 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, 3,020 residential units. The proposed development is located on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue and has received a Waiver from the Title 19.08. Development Standards to allow 70% lot coverage where 50% lot coverage is allowed. 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-26482, and EOT-26483) for this proposed development will be heard concurrently with this application.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;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.
<b><i>Related Building Permits/Business Licenses</i></b>	
There have been no Building Permits or Business Licenses related with this project	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
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)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Redevelopment Plan Area	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District 200 feet	X		Y*
Live/Work Overlay District	X		NA
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		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 Site Development Plan Review (SDR-8894) which was approved by City Council on 1/18/06. In the time since the original approval the applicant has received administrative approval for an Extension of Time (EOT-19295) for the approved Vacation (VAC-8898); however, no tentative map, civil plans, or building permits have been requested. Conformance to the conditions of approval for Site Development Plan Review (SDR-8894) 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 Site Development Plan Review (SDR-8894) shall be required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      N/A

**APPROVALS**                      0

**PROTESTS**                      0