



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 5, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26432 EXTENSION OF TIME
APPLICANT/OWNER: MFE, INC.

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review (SDR-5893) 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-5893) 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-5893) for a proposed Convenience Store with Fuel Pumps in the Town Center Master Plan Area. 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-26433, EOT-26434, and EOT-26435) 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 Site Development Plan Review (SDR-5893) for a proposed Convenience Store with Fuel Pumps; a Special Use Permit (SUP10423) for a proposed Restricted Gaming use; a Special Use Permit (SUP5894) for a Convenience Store with Fuel Pumps; and a Special Use Permit (SUP-10422) for Alcoholic Beverage Sales/Liquor Stores use [On-Off-Sale (Beer/Wine/Cooler Only)] adjacent to the southwest corner of Tenaya Drive and Azure Way. The Planning Commission and staff recommended approval.
<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	1.12 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use- Town Center)	T-C (Town Center)
North	Retail	SX-TC (Suburban Mixed Use- Town Center)	T-C (Town Center)

South	Single Family Dwellings	ML (Medium Low Density Residential)	Clark County
East	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West	Undeveloped	SX-TC (Suburban Mixed Use- Town Center)	T-C (Town Center)

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

ANALYSIS

This is the first Extension of Time request for the approved Site Development Plan Review (SDR-5893) which was approved by City Council on 1/18/06. The applicant has not requested any building permits or civil plans since the original approval. There has been a change in ownership of the proposed Convenience Store; therefore, the applicant is seeking a two-year Extension of Time in order to coordinate the development of the project.

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-5893) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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