



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 5, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26486 EXTENSION OF TIME
APPLICANT/OWNER: GARCES VENTURE, LLC

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review (SDR-9153) 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-9153) 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-9153) for a proposed 44-story, 668-foot high Mixed-Use Development consisting of 349 residential units and 6,000 square feet of commercial space. The 1.10-acre proposed development is located at the northwest corner of Las Vegas Boulevard and Garces Avenue, within the Downtown Overlay District, and has received a Waiver of the Downtown Centennial Plan setback, streetscape, and build-to-line requirements. The City Council approved this request on 1/18/06, with an expiration date of 1/18/08.

It is noted that a related Extension of Time (EOT-26485) for an approved Special Use Permit (SUP-9159) 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 Special Use Permit (SUP-9159) to allow a proposed Mixed-Use Development, and a Site Development Plan Review (SDR-9153) for a proposed 44-story, 668-foot high Mixed-Use Development consisting of 349 residential units and 6,000 square feet of commercial space, and Waivers of the Downtown Centennial Plan setback requirements, streetscape requirements, and build-to-line requirements on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. 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	1.10 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail	C (Commercial)	C-2 (General Commercial)
North	Retail	C (Commercial)/ PF (Public Facilities)	C-2 (General Commercial)
South	Office	PF (Public Facilities)	C-2 (General Commercial)
East	Sexually Oriented Business/ Wedding Chapel	C (Commercial)	C-2 (General Commercial)
West	Office	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
Live/Work Overlay District	X		NA
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
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 first Extension of Time request for the approved Site Development Plan Review (SDR-9153) which was approved by City Council on 1/18/06. In the time since the original approval the applicant has not made progress on the proposed development in the form of a tentative map, civil plans, or building permits. The applicant is seeking a two-year Extension of Time.

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-9153) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
---------------------------------	-----

<u>SENATE DISTRICT</u>	N/A
-------------------------------	-----

<u>NOTICES MAILED</u>	N/A
------------------------------	-----

<u>APPROVALS</u>	0
-------------------------	---

<u>PROTESTS</u>	0
------------------------	---