



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 5, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26534 - EXTENSION OF TIME
APPLICANT: FRENCH QUARTER LOFTS - OWNER: SW PROPERTIES, LLC

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit (SUP-8647) 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-8647) 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-8647) for a proposed Mixed-Use Development. 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-26536) for an approved Site Development Plan Review (SDR-8653) 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-8647) to allow a proposed Mixed-Use Development, and a Site Development Plan Review (SDR-8653) for a proposed 11-story Mixed-Use Development consisting of 34 Residential units and 9,840 square-feet of Commercial Retail space and a Waiver of the Downtown Centennial Plan setback requirements on 0.32 acres at 708 and 710 South Sixth Street. 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	0.32 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office/ Parking	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	C-1 (Limited Commercial)
South	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Office	MXU (Mixed-Use)	P-R (Professional Office and Parking)
West	Office/ Parking	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 proposed Mixed-Use Development which was approved by City Council on 1/18/06. In the time since the original approval the applicant has not submitted building permits or business licenses related to the Special Use Permit (SUP-8647).

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-8647) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0