



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26898 - EXTENSION OF TIME - SITE DEVELOPMENT
PLAN REVIEW - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review (SDR-18638), if not exercised, shall expire on 2/21/10 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-18638) 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 a request for a Two-Year Extension of Time of an approved Site Development Plan Review (SDR-18638) for a 40-story, 395-unit Mixed-Use Development with 15,892 square-feet of retail space and 9,050 square-feet of office space. The proposed development was approved with Waivers to the Las Vegas Downtown Centennial Plan Building Stepback, Parking Structure Stepback, and Streetscape requirements. This is the first requested extension of time for the proposed Mixed-Use Development located on 1.39 acres at 709-731 Fremont Street

A related Extension of Time (EOT-26896) for an approved Special Use Permit (SUP-18637) accompanies this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	City Council approved a Special Use Permit (SUP-5362) for a Restaurant with Service Bar for 731 Fremont Street
6/01/05	City Council approved a Special Use Permit (SUP-6267) for a Tavern for 719 Fremont Street.
2/21/07	The City Council approved a Site Development Plan Review (SDR-18638) for a 40-story, 395-unit Mixed-Use Development with 15,892 square-feet of Retail Space and 9,050 square-feet of Office Space and Waivers of the Downtown Building Stepback, Parking Structure Stepback, and Downtown Streetscape Requirements and a Special Use Permit (SUP-18637) for a proposed mixed-use development on 1.39 acres at 709-731 Fremont Street.
11/29/07	The Planning Commission approved the request by the applicant to strike the request for a Tentative Map (TMP-21996) for a 395-unit Mixed-Use Development.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits affiliated with this proposed development.	
<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>	
Gross Acres	1.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	C (General Commercial)	C-2 (General Commercial)
North	Vacant building	C (General Commercial)	C-2 (General Commercial)
South	Motel	Mixed-Use	C-2 (General Commercial)
East	Vacant lot	C (General Commercial)	C-2 (General Commercial)
West	Motel	C (General 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
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
G-O (Gaming Enterprise Overlay) District		X	N/A
A-O (Airport Overlay) District	X		Y
Downtown Casino Overlay District		X	N/A
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed 40-story, 395-unit Mixed-Use Development with 15,892 square-feet of retail space and 9,050 square-feet of office space located on 1.39 acres at 709-731 Fremont Street. The City Council granted this request with a one-year approval. No building permits have been filed for construction and a Tentative Map was stricken from the 11/29/07 Planning Commission agenda as the applicant stated he was not ready to proceed.

FINDINGS

Approval of this request is recommended with a two-year time limit that will expire on 2/21/10. Conformance to the conditions of approval for Site Development Plan Review (SDR-18638) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0