

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27206 - EXTENSION OF TIME SITE DEVELOPMENT
PLAN REVIEW APPLICANT: RITTER CHARITABLE TRUST - OWNER: COUNTY
OF CLARK

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Review (SDR-12344) shall expire on 06/07/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Review (SDR-12344) and all other 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-12344) for the addition of a proposed 5,000 square-foot building with additional parking, landscaping and front yard wall to an existing 12-bed Halfway House located at 521 North Mojave Road. The entitlement for this Site Development Plan Review will expire on 6/07/08, unless an Extension of Time is granted.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/07/05	Staff denied an administrative review for a Site Development Plan Review (SDR-5649) for the construction of security fencing around an existing storage area.
6/07/06	The City Council approved a Request for a Site Development Plan Review (SDR-12344) for an additional proposed 5,000 square-foot building to an existing Halfway House facility on 1.1 acres at 521 North Mojave Road. The Planning Commission and staff recommended approval on 4/27/06
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits related to this application request.	
<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	Halfway House	PF (Public Facilities)	C-V (Civic)
North	Senior Apartments	PF (Public Facilities)	C-V (Civic)
South	Private School	PF (Public Facilities)	C-V (Civic)
East	Municipal Golf Course	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Church/ Day Care	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic 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

Since the initial approval of the Site Development Plan Review (SDR-12344) by the City Council on 6/07/06 there have been no building permits requested for the construction of the proposed 5,000 square-foot building or front yard wall. The applicant is requesting a two-year Extension of Time the applicant needs more time to complete the fundraising for the proposed improvements.

FINDINGS

Staff recommends approval of the requested two-year Extension of Time of the approved Site Development Plan Review (SDR-12344), which will expire on 6/07/10 unless another Extension of Time is granted. Conformance to the conditions of approval of Site Development Plan Review (SDR-12344) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0