



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JULY 2, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-28188 - EXTENSION OF TIME - REZONING -**  
**APPLICANT: PACIFIC DESIGN CONCEPTS - OWNER: HELEN L. THOMAS TRUST**

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**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. This Rezoning (ZON-12399) will expire on 06/21/10, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-12399) and all other subsequent 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 Rezoning (ZON-12399) of 4.48 acres from the R-E (Residence Estates) Zoning District to the R-1 (Single Family Residential) Zoning District at 6250 Rio Vista Street.

There is an additional Extension of Time (EOT-28187) request for an associated Waiver (WVR-12403) that will be heard with this item.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
10/05/05	The City Council approved a Petition of Annexation (ANX-7604) for the subject site. Staff and the Planning Commission recommended approval on 08/11/05.
06/21/06	The City Council approved General Plan Amendment (GPA-12400) from R (Rural Density Residential) to L (Low Density Residential), a related Rezoning (ZON-12399) and a Title 18 Waiver (WVR-12403) to allow an intersection offset of 125 feet where 220 feet is required. The Planning Commission voted to approve these related actions on 05/25/06.  NOTE: A related Variance (VAR-12402) request was withdrawn without prejudice by the applicant after providing revised site plans showing compliance to Title 19.18.040.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses related to this proposal.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was on held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was on held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	2.48 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant	R (Rural Density Residential)/ L (Low Density Residential)	R-E (Residence Estates) Under a Resolution of Intent to R-1 (Single Family Residential)
North	Right Of Way - Beltway CC-215	Right Of Way - Beltway CC-215	Right Of Way - Beltway CC-215
South	Single Family Residential	R (Rural Density Residential)	R-PD2 (Residential Planned Development 2 Units Per Acre)
East	Church	R (Rural Density Residential)	R-E (Rural Estates Clark County)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)

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

**Rural Preservation Overlay District**

The southern 50 feet of the subject site is within the 330-foot buffer area of the Rural Preservation Overlay District. Within these buffer areas, residential density should not be increased over two-units per acre unless good cause is shown. With only a minor portion of the subject located within the Rural Preservation Overlay District and with the approval of the Rezoning (ZON-12399) to the R-1 (Single Family Residential) zoning district this issue is moot.

**ANALYSIS**

This is the first Extension of Time request since the 06/21/06 approval granted by the City Council. The applicant is requesting a two-year Extension of Time for an approved Rezoning (ZON-12399) with the intent to develop a 13-lot single family subdivision. There is not an associate Site Development Plan Review as the applicant intends to develop the subdivision to the requirements list in Title 19.18.040 for the R-1 (Single Family Residential) zoning district. The applicant has not taken the steps in fully exercising the associated Rezoning (ZON-12399) by filing a tentative map for review or recording a final map for the proposed residential subdivision. The finalization of this Rezoning will require the recordation of the final map for a single family subdivision.



**FINDINGS**

The proposed Rezoning with the intent to develop a 13-lot single family subdivision development remains compatible with the area. This Extension of Time request is deemed appropriate with a two-year time limit. This Rezoning (ZON-12399) will expire on 06/21/10, unless another Extension of Time is approved by the City Council.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      N/A

**APPROVALS**                              0

**PROTESTS**                                0