



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JULY 2, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-28189 - EXTENSION OF TIME - SITE DEVELOPMENT**  
**PLAN REVIEW - APPLICANT/OWNERS: SUMMERLAND LAS VEGAS APTS., LLC**  
**AND SUMMERLIN PARTNERS, LLC**

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

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

**Planning and Development**

1. This Site Development Plan Review (SDR-12101) will expire on 05/17/10, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-12101) 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 requested two-year Extension of Time of an approved Site Development Plan Review (SDR-12101) for the conversion of a 464-unit apartment complex to a condominium development on 23.0 acres at 2300 Rock Springs Drive.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
11/07/01	The City Council approved a Variance (V-0065-01) for three (3) 50 foot flagpoles. The Planning Commission denied the request and was appealed to City Council.
05/17/06	The City Council approved a request for a Site Development Plan Review (SDR-12101) for the conversion of a 464-unit apartment complex to a condominium development on the subject site.
09/07/06	The Planning Commission approved a request for a Tentative Map (TMP-15403) for a 464-unit condominium conversion on 23 acres at 2300 Rock Springs Drive.  NOTE: This Tentative Map will expire on 09/07/08.
<b><i>Related Building Permits/Business Licenses</i></b>	
11/20/89	Business license #A07-01119 issued for Apartment Rentals.
<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	23.0 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

South	U.S. 95 Right of Way	U.S. 95 Right of Way	U.S. 95 Right of Way
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East	U.S. 95 Right of Way	U.S. 95 Right of Way	U.S. 95 Right of Way
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

<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>			
A-O Airport Overlay District	X		Y
<b>Trails</b>		N	NA
<b>Rural Preservation Overlay District</b>		N	NA
<b>Development Impact Notification Assessment</b>		N	NA
<b>Project of Regional Significance</b>		N	NA

**Airport Overlay**

The subject property is located within the North Las Vegas Airport Overlay District that restricts the height of structures to 140 feet. At a maximum height of 35 feet, the existing buildings are not affected by this requirement.

**ANALYSIS**

This is the first extension of time request for the proposed Site Development Plan Review (SDR-12101) for the conversion of a 464-unit apartment building into a condominium development. The applicant has received approval for Tentative Map (TMP-15403) but has not submitted a Final Map for Technical review. The Tentative Map will expire on 09/07/08. There have been no building permits for any proposed construction. The existing multi-family residential building is still operating as a licensed apartment building.

**FINDINGS**

Approval of this request is recommended with a two-year time limit that will expire on 05/17/10. Conformance to the conditions of approval for Site Development Plan Review (SDR-12101) shall be required in order to complete the conversion of the property from apartments to condominiums.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0