



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JULY 16, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-28428 - EXTENSION OF TIME - SITE DEVELOPMENT**  
**PLAN REVIEW - APPLICANT: VALKEN DEVELOPMENT, LLC - OWNER: SV1, LLC**

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

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

**Planning and Development**

1. This Site Development Plan Review (SDR-11680) 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 Plan Review (SDR-11680) 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 requested Extension of Time of an approved Site Development Plan Review (SDR-11680) for a proposed 40-lot Single-Family Residential Subdivision. The proposed development is located on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue.

There are two related Extensions of Time requests (EOT-28429 and EOT-28480) for a Variance (VAR-11679) and a Rezoning (ZON-11678) that will be heard concurrently with this request.

**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 to Annex (ANX-7327) the subject property. The effective date was 10/19/05. The Planning Commission recommended approval.
06/07/06	The City Council approved a General Plan Amendment (GPA-9127) to amend a portion of the Centennial Hills Sector Plan of the General Plan from the RE (Rural Estates) and RNP (Rural Neighborhood Preservation) land use designations to the R (Rural Density Residential) land use designation; a Rezoning (ZON-11678) from: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per Acre) to: R-PD3 (Residential Planned Development - 3 Units per Acre); a Site Development Plan Review (SDR-11680) for a proposed 40-lot Single-Family Residential Subdivision; and a Variance (VAR-11679) to allow no open space where 28,750 square-feet of open space is required on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue. The Planning Commission and staff recommended denial on 04/27/06.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or business licenses related with this request.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	11.16 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Single-family residences/ Undeveloped	L (Low Density Residential)	R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
North	Single-family residences	DR (Desert Rural Density Residential)/ RNP (Rural Neighborhood Preservation)	R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	Single-family residences	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates) Clark County Designation/ R-E (Residence Estates)
East	Single-family residences	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single-family residences	R (Rural Density Residential)	R-1 (Single Family Residential)

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

## **ANALYSIS**

This is the first request for an extension of time of an approved Site Development Plan Review (SDR-11680) for a proposed 40-lot Single-Family Residential Subdivision. Since the date of the initial approval the applicant has not submitted for review a Tentative Map, civil plans, or plan checks for the proposed development. Per Title 19.06.040, this Site Development Plan Review will be exercised upon the recordation of a Final Map.

## **FINDINGS**

Staff finds that this continuation of the approved entitlements for a 40-lot Single-Family Residential Subdivision is compatible with the existing designated land use and the surrounding single-family residences. Staff recommends approval of a two-year extension of time, which will expire on 06/07/10, 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