



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 20, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28877 - EXTENSION OF TIME - WAIVER - APPLICANT:
AGAVE MANAGEMENT - OWNER: CABALLOS DE ORO ESTATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Waiver (WVR-12368) shall expire on 09/06/10, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Waiver (WVR-12368) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Waiver (WVR-12368) of Title 18.12.100 to allow 24-foot wide private streets where 37 feet is the minimum required on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway.

It is noted that another related request for an Extension of Time (EOT-28776) will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/00	The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.
12/06/00	The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on five acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.
07/19/06	The City Council approved a Major Modification (MOD-11027) to the Lone Mountain West Master Development Plan to amend Sections 2.3.3, 6.1(a), and 6.3.1(a) to allow three-story buildings and attached single-family units in the L (Low Density) Special Land Use designation; a Rezoning (ZON-11031) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to PD (Planned Development) [L (Low Density Residential) Special Land Use Designation]; and a Waiver (WVR-12368) of Title 18.12.100 to allow 24-foot wide private streets where 37 feet is the minimum required. A Variance (VAR-11030) to allow a maximum building height of 44 feet where 35 feet is the maximum height allowed for a proposed attached single-family development was withdrawn without prejudice. A Site Development Plan Review (SDR-11034) for a proposed 30-unit attached single-family development was tabled. The Planning Commission and Staff recommended approval.

09/06/06	The City Council approved a Site Development Plan Review (SDR-11034) for a proposed 30-unit attached single-family development. The Planning Commission and Staff recommended approval.
10/19/06	The Planning Commission approved a request for a Tentative Map (TMP-13793) for a 30-lot Attached Single-Family Development on 5.0 acres on the north side of Buckskin Avenue, approximately 333 feet west of Cliff Shadows Parkway. Staff recommended approval.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related with this request.	
Pre-Application Meeting	
A pre-application meeting is not required for this type of application request, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application request, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	5.0 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Lot	PCD (Planned Community Development)	PD (Planned Development [L (Low Density Residential) Lone Mountain West land use designation])
North	Undeveloped Lot	PCD (Planned Community Development)	PD (Planned Development [L (Low Density Residential) Lone Mountain West land use designation])
South	Undeveloped Lot	PCD (Planned Community Development)	C-V (Civic)
East	Office	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped Lot	RC (Resource Conservation) Unincorporated Clark County	R-U (Rural Open Land) - Unincorporated Clark County Designation

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

ANALYSIS

This is the first extension of time request for the approved Waiver (WVR-12368) that allows 24-foot wide private streets where a 37-foot width is required. Since the 07/19/06 approval date, there have been no changes in land use of the surrounding area. It is important to note that the 09/06/06 approval for the related Site Development Plan Review (SDR-11034) occurred three weeks after the 07/19/06 approval of the Waiver (WVR-12368) due to amendment to the elevations that eliminated the associated Variance (VAR-11030).

The applicant has received approval by the Planning Commission for a Tentative Map (TMP-13793) of a 30-lot Attached Single-Family Development. However, this Tentative Map (TMP-13793) will expire on 10/19/08 and a Final Map has not been submitted for technical review. In order to exercise the Waiver, a Final Map will need to be recorded.

FINDINGS

Staff recommends a two-year extension of time for the approved Waiver (WVR-12368) which will expire 09/06/10, unless another Extension of Time is approved by the City Council. Staff recommends the 09/06/10 expiration date in order to remain consistent with the approval date of the related Site Development Plan Review (SDR-11034).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0