



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: AUGUST 20, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-28876 - EXTENSION OF TIME SITE DEVELOPMENT**  
**PLAN REVIEW - APPLICANT: AGAVE MANAGEMENT - OWNER: CABALLOS DE**  
**ORO ESTATES, LLC**

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

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

**Planning and Development**

1. This Site Development Plan Review (SDR-11034) 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 Site Development Plan Review (SDR-11034) 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 Site Development Plan Review (SDR-11034) for a 30-lot Attached Single Family Development on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway.

It is noted that another associated request for an Extension of Time (EOT-28877) is scheduled to be heard with this item.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;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.
<b>Related Building Permits/Business Licenses</b>	
There are no building permits or business licenses related with this request.	
<b>Pre-Application Meeting</b>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<b>Neighborhood Meeting</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	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 Unincorporated Clark County	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>
<b>Special Area Plan</b>			
Lone Mountain West	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		X	NA
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	NA
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

Lone Mountain West Master Development Plan

The approved development proposal was submitted along with a Major Modification (MOD -11027) to the Lone Mountain West Master Development Plan. Per the approved Modification, both the three-story height and an Attached Single-Family use are now permissible in the Lone Mountain West Master Development Plan. A Variance (VAR-11030) to allow a 44-foot height where 35-feet is the maximum height allowed was withdrawn without prejudice at the 07/16/06 City Council as it was no longer required.

**ANALYSIS**

This is the first extension of time request for the proposed Site Development Plan Review (SDR-11034). Since the initial approval of the Site Development Plan Review, granted on 09/06/06, there have been no changes in land use of the surrounding area. The applicant received a two-year conditional approval by the Planning Commission for a Tentative Map (TMP-13793) of a 30-lot Attached Single-Family Development. This Tentative Map (TMP-13793) will expire on 10/19/08 unless a Final Map has been recorded. To date, no Final Maps, civil plans, or any other applications have been filed for the proposed development.

**FINDINGS**

Staff recommends a two-year extension of time for the approved Site Development Plan Review (SDR-11034) which will expire 09/06/10, 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