



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-29854 APPLICANT/OWNER: MARISELA CARDONA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Variance (VAR-14797) shall expire on 09/06/10, unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of the Variance (VAR-14797) 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 on an approved Variance (VAR-14797) to allow an R-PD Development to be 1.62 acres where five acres is the minimum required on 1.62 acres at 814 North Tonopah Drive.

It is noted that three (3) related Extension of Times (EOT-29851, EOT-29855, and EOT-29856) will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/26/76	The Board of Zoning Adjustment denied a request for a Variance (V-0054-76) to allow local advertising, and the on-premise retail sale of wood and hay on property located at 814 North Tonopah Drive.
07/17/05	A Code Enforcement case was processed on 07/05/05 for overgrown weeds/grass, and trash at 814 North Tonopah Drive. The case was closed 07/17/05.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to C (Commercial), MXU (Mixed Use), M (Industrial), or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Area and within the proposed Redevelopment Plan Expansion Area. The Planning Commission recommended approval on 04/13/06.
08/16/06	The City Council accepted the applicants request to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-12272) for a proposed 32-unit condominium project and a Waiver of the perimeter landscape buffer width standards on 1.62 acres at 814 North Tonopah Drive. The Planning Commission recommended denial on 04/27/06.
08/16/06	The City Council accepted the applicants request to Withdraw Without Prejudice a request to amend a portion of the Southeast Sector Plan of the Master Plan (GPA-12274) from L (Low Density Residential) to M (Medium Density Residential) on 1.62 acres at 814 North Tonopah Drive. The Planning Commission recommended denial on 04/27/06.

08/16/06	The City Council accepted the applicants request to Withdraw Without Prejudice a request for a Rezoning (ZON-12276) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 1.62 acres at 814 North Tonopah Drive. The Planning Commission recommended denial on 04/27/06.
09/06/06	The City Council approved a request for a Site Development Plan Review (SDR-14795) for a proposed eight-lot residential subdivision on 1.62 acres at 814 North Tonopah Drive. The Planning Commission recommended approval on 08/10/06.
09/06/06	The City Council approved a request for Rezoning (ZON-14796) from R-E (Residence Estates) to R-PD5 (Residential Planned Development- 5 Units per Acre) on 1.62 acres at 814 North Tonopah Drive. The Planning Commission recommended approval on 08/10/06.
09/06/06	The City Council approved a request for a Variance (VAR-14797) to allow an R-PD Development to be on 1.62 acres where five acres is the minimum required at 814 North Tonopah Drive. The Planning Commission recommended approval on 08/10/06.
09/06/06	The City Council approved a request for a Waiver (WVR-15056) to Title 18.12.105 to allow a private drive to exceed 200 feet on 1.62 acres at 814 North Tonopah Drive. The Planning Commission recommended approval on 08/10/06.
06/14/07	The Planning Commission approved a request for a Tentative Map (TMP-21498) for a proposed eight-lot residential subdivision on 1.62 acres at 814 North Tonopah Drive.

<i>Related Building Permits/Business Licenses</i>	
There have been no building permits or business licenses issued for this location.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.62

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	MXU (Mixed Use)	R-E (Residence Estates) with Resolution of Intent to R-PD5 (Residential Planned Development- 5 Units per Acre)
North	Apartments	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Single-Family Dwellings	MXU (Mixed Use)	R-PD3 (Residential Planned Development- 3 Units per Acre)
East	Vacant	MXU (Mixed Use)	R-E (Residence Estates)
West	Townhomes	M (Medium Density Residential)	R-PD16 (Residential Planned Development- 16 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Downtown Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed development. The applicant has made progress on the proposed project, as the Planning Commission approved a Tentative Map (TMP-21498) for the eight-lot residential subdivision on 6/14/07. Approval of this request is recommended with a two-year time limit. Conformance to the conditional requirements for Variance (VAR-14797) shall be required.

FINDINGS

The applicant has shown progress on the proposed development. Approval of this request is recommended with a two-year time limit. Conformance to the conditional requirements for the Variance (VAR-14797) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0