



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 18, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-33389 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW - APPLICANT: ACE ENGINEERING - OWNER: MANUEL CALVILLO

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-17221) shall expire on February 7, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-17221) and all other site 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-17221) for a proposed 11-unit Multi-Family Residential Development on 0.44 acres at 1404 North 23rd Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/19/04	The City Council approved a request for a Site Development Plan Review (SDR-3898) for a seven unit Multi-Family Development and waivers of the 10-foot wide perimeter landscape planter on 0.29 acres at 1404 N. 23 rd Street. The Planning Commission recommended approval on 04/22/04.
02/07/07	The City Council approved a request for a Site Development Plan Review (SDR-17221) for a proposed 11-unit Multi-Family Residential Development on 0.44 acres at 1404 and 1408 N. 23 rd Street. The Planning Commission recommended approval on 01/11/07.
02/07/07	The City Council approved a request for a General Plan Amendment (GPA-18558) from SC (Service Commercial) to M (Medium Density Residential) on 0.44 acres at 1404 and 1408 North 23 rd Street. The Planning Commission recommended approval on 01/11/07.
05/18/08	A request for a Reversionary Parcel Map (PMP-22829) was released for recordation for 0.44 acres located on the east side of 23 rd Street, approximately 106 feet south of Hinkle Drive.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses issued for the subject site.	
<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	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped land- Proposed 11-unit Multi-Family Residential Development	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Apartments	SC (Service Commercial)	R-3 (Medium Density Residential)
South	Undeveloped Land	SC (Service Commercial)	R-1 (Single family Residential)
East	Auto Repair Garage, Major and Minor	SC (Service Commercial)	C-2 (General Commercial)
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>
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an Extension of Time for the proposed development. In the period since the original approval of the Site Development Plan Review (SDR-17221), the applicant has made progress on the project in the form of submitting a reversionary map for recordation, though the map has not yet been recorded. Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

Construction for the proposed project has not yet begun; therefore, the applicant has not met the requirements to exercise the entitlement of the Site Development Plan Review (SDR-17221) as outlined in Title 19.18.050. The applicant is requesting a two-year extension of time to seek new investors for the project. Staff recommends approval of this request with a two-year time limit. Conformance to the condition of approval of Site Development Plan Review (SDR-17221) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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