



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 6, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-36748 – REQUIRED REVIEW – SPECIAL USE PERMIT –

APPLICANT/OWNER: YOUTH WITH A MISSION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of approval of the Special Use Permit (SUP-25770) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
2. All City Code requirements and design standards of City Departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first Required Review of a previously approved Special Use Permit (SUP-25770) for a Social Service Provider in conjunction with a Monastery located at 522 West Washington Avenue. The applicant was issued a building permit (108156) on 05/21/08 for tenant improvements for the proposed use with a certificate of occupancy issued on 10/27/08. Staff conducted a field check of the subject site on 12/03/09 and found the area clean and neat in appearance with no discrepancies noted. There has been no new development or changes in land use in the surrounding areas since the approval of the Special Use Permit. Staff is recommending approval with no further reviews.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/99	The City Council approved a request to amend a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facilities) of property located east of F Street between Washington Avenue and Adams Avenue. The Planning Commission recommended approval on 11/18/99.
	The City Council approved related request for Rezoning (Z-0059-99) from R-4 (High Density Residential and Apartments) to C-V (Civic) of property located adjacent to the southeast corner of the intersection of F Street and Adams Street.
02/06/08	The City Council approved a request for a Special Use Permit (SUP-25770) for a proposed Social Service Provider in conjunction with a proposed Monastery at 522 West Washington Avenue. The Planning Commission recommended approval on 01/10/08.
<i>Related Building Permits/Business Licenses</i>	
05/21/08	A building permit (108156) was issued for tenant improvements for 522 West Washington Avenue. The permit was finalized on 10/30/08. A certificate of occupancy was issued on 10/27/08.
10/20/08	A business license (N37-00011) was issued for a non-profit service provider at 522 West Washington Avenue. The license is still active.
<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	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office for Social Service Provider	PF (Public Facilities)	C-V (Civic)
North	Undeveloped Land	PF (Public Facilities)	C-V (Civic)
	Vacant Building	M (Medium Density Residential)	R-4 (High Density Residential and Apartments)
South	Apartments	M (Medium Density Residential)	R-4 (High Density Residential and Apartments)
East	Duplex	M (Medium Density Residential)	R-4 (High Density Residential and Apartments)
West	Single Family Residences	M (Medium Density Residential)	R-3 (Medium Density and Apartments)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
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			
A-O (Airport Overlay) District	X		Y
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

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FINDINGS

There has been no new development or changes in land use in the surrounding areas since the approval of the Special Use Permit (SUP-25770). There have been no complaints filed by businesses or residents regarding the establishment; therefore, staff is recommending approval with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 173

APPROVALS 0

PROTESTS 0