



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 17, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-37123 – EXTENSION OF TIME – SITE DEVELOPMENT
PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review (SDR-18751) shall expire on February 21, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-18751) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site has a previously approved Site Development Plan Review (SDR-18751) for a 2,768 square-foot Museum located at 770 North Las Vegas Boulevard. Besides historic signs and equipment stored on property, the La Concha Motel Lobby was relocated to the site to become an integral part of the Museums Visitor's Center. The applicant has made some progress on the project by submitting Plan Check #37020 for the Neon Museum addition that is in the process of being reviewed by various departments. The applicant is requesting an extension of time awaiting receipt of a Scenic Byway grant contract from the Nevada Department of Transportation. Staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/24/02	The Planning Commission approved a request for a Site Development Plan Review (SD-0049-02) for a proposed Interpretive Banner Display adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive.
01/07/04	The City Council approved a request for a Rezoning (ZON-3256) from C-2 (General Commercial) and R-3 (Medium Density Residential) to C-V (Civic) on 1.79 acres to the west side of Encanto Drive, north and south of McWilliams Avenue. The Planning Commission recommended approval on 12/04/03.
	The City Council approved a related request for a Site Development Plan Review (SDR-3257) for a proposed Museum.
02/21/07	The City Council approved a request for a Site Development Plan Review (SDR-18751) for a proposed 2,768 square-foot Museum on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9 th Street and 770 North Las Vegas Boulevard. The Planning Commission recommended approval on 01/25/07.
08/01/07	The City Council approved a request to designate the La Concha Motel Lobby as a Historic Property (DIR-22243) within the City of Las Vegas at 770 North Las Vegas Boulevard.
10/16/07	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-24852) for Biltmore Addition Annex #3 (Reversionary).

Related Building Permits/Business Licenses	
12/23/09	Plan Check #37020 was processed for the Neon Museum addition. The plans are still being reviewed by various departments.
Several assorted building permits have been issued for the subject site to prepare it for the proposed project, but none have been issued for the construction of the principal structure.	
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.58

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land-Proposed Neon Museum	PF (Public Facilities)	C-V (Civic)
North	Undeveloped Land-Proposed Neon Museum	PF (Public Facilities)	C-V (Civic)
South	Apartments and Retail Establishments	MXU (Mixed-Use)	C-2 (General Commercial)
East	Single Family Dwellings	MXU (Mixed-Use)	R-1 (Single Family Residential)
West	Undeveloped Land	MXU (Mixed-Use)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown North Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
Special Districts/Zones			
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
H (Historic Designation)	X		Y
Las Vegas Boulevard Scenic Byway 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

This is the first request for an extension of time of a previously approved Site Development Plan Review (SDR-18751) for a 2,768 square-foot Museum located at 770 North Las Vegas Boulevard. The applicant has made some progress on the project by submitting Plan Check #37020 for the Neon Museum addition that is in the process of being reviewed by various departments. There has been a change in land use and development that includes a new entitlement for a Social Service Provider for property to the south of the subject site.

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

The Site Development Plan Review (SDR-9136) has not met the requirements to be exercised as outlined in Title 19.18.050, as no permits have been issued for the proposed project. The applicant is requesting an extension of time awaiting receipt of a Scenic Byway grant contract from the Nevada Department of Transportation. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18751) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0