



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-37464 - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

Planning and Development

1. This Site Development Plan Review (SDR-18638) 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 the Site Development Plan Review (SDR-18638) 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 is currently vacant land with previous approval for a Site Development Plan Review (SDR-18638) for a 40-story, 395-unit condominium development with 15,892 square feet of retail space and 9,050 square feet of office space with waivers of the Downtown building stepback, parking structure stepback and Downtown streetscape requirements on 1.39 acres at 709 -731 Fremont Street. The applicant has not made any progress on the proposed project in the form of the issuance of building permits, submitting plans for review or approval of a Tentative and/or Final Map. The Office of Business Development (OBD) was contacted and confirmed new entitlements have been approved for properties in the surrounding areas that include a Tavern with Night Club and Banquet Facility to the north and a mixed-use development to the west. The applicant is requesting an extension of time due to the current economic conditions in the area and more time to secure financing. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/07	The City Council approved a request for a Special Use Permit (SUP-18637) for a proposed mixed-use development on 1.39 acres at 709-731 Fremont Street. The Planning Commission recommended approval on 01/25/07.
	The City Council approved a related request for a Site Development Plan Review (SDR-18638) for a 40-story, 395-unit condominium development with 15,892 square feet of retail space and 9,050 square feet of office space and waivers of the downtown building stepback, parking structure stepback, and downtown streetscape requirements.
04/02/08	The City Council approved a request for an Extension of Time (EOT-26896) of a previously approved Special Use Permit (SUP-18637) for a proposed mixed-use development on 1.39 acres at 709-731 Fremont Street.
	The City Council approved a related request for an Extension of Time (EOT-26898) of a previously approved Site Development Plan Review (SDR-18638) for a 40-story, 395-unit condominium development with 15,892 square feet of retail space and 9,050 square feet of office space and waivers of the downtown building stepback, parking structure stepback, and downtown streetscape requirements.
<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses have been issued for the proposed project.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	

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<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	1.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land- Proposed Mixed- Use Development	C (Commercial)	C-2 (General Commercial)
North	Vacant Land	C (Commercial)	C-2 (General Commercial)
South	Motel	MXU (Mixed Use)	C-2 (General Commercial)
East	Casino and Parking Lots	C (Commercial)	C-2 (General Commercial)
West	Hotel and Casino	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Redevelopment Plan	X		Y
Downtown Centennial Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Entertainment Overlay District	X		Y
Live/Work 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

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ANALYSIS

This is the second request for an extension of time of a previously approved Site Development Plan Review (SDR-18638) for a 40-story, 395-unit condominium development with 15,892 square feet of retail space and 9,050 square feet of office space with waivers of the Downtown building setback, parking structure setback and Downtown streetscape requirements on 1.39 acres at 709 -731 Fremont Street. The applicant has not made any progress on the proposed project in the form of the issuance of building permits, submitting plans for review or approval of a Tentative and/or Final Map.

In this case, the Site Development Plan Review would be exercised upon the approval of a final inspection.

FINDINGS

The Site Development Plan Review (SDR-18638) has not met the requirements as outlined in Title 19.18.050 to exercise the entitlement. The Office of Business Development (OBD) was contacted and confirmed new entitlements have been approved for properties in the surrounding areas that include a Tavern with Night Club and Banquet Facility to the north and a mixed-use development to the west. The applicant is requesting an extension of time due to the current economic conditions in the area and more time to secure financing. Staff recommends approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18638) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0