



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 19, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

** STAFF RECOMMENDATION(S) **

Staff recommends APPROVAL, subject to conditions:

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-37798	Staff recommends APPROVAL, subject to conditions:	NONE

** CONDITIONS **

EOT-37798 CONDITIONS

Planning and Development

1. This Site Development Plan Review (SDR-27842) shall expire on July 16, 2013 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-27842) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27842) for a 675 square-foot Utility Installation within the Las Vegas Valley Water District Reservoir located at 2215 North Buffalo Drive. Though the design phase of the project is almost complete, no plans have been submitted for review nor have building permits been issued for the proposed project. Staff conducted a field inspection of the site on 4/6/10 and found the area clean, neat, and being properly maintained. The applicant is requesting a three-year extension of time due to budget concerns and the current economic conditions in the area. Staff has no objection to the request and recommends approval. If denied, the Site Development Plan Review approval would be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/03/87	The City Council approved a request for Rezoning (Z-0044-87) generally located between Lake Mead Boulevard and Summerlin Parkway west of Rampart Boulevard from N-U (Non-Urban) to PC (Planned Community) for a proposed Planned Community Development. The Planning Commission recommended approval on 05/26/87
07/16/08	The City Council approved a request for a Site Development Plan Review (SDR-27842) for a 675 square-foot Utility Installation on 12.9 acres at 2215 North Buffalo Drive. The Planning Commission recommended approval on 06/12/08.

<i>Related Building Permits/Business Licenses</i>	
10/11/06	A building permit (74068) was issued for grading at 2351 North Buffalo Drive. The permit was finalized on 10/11/06.
02/11/10	A building permit (153588) was issued for fencing at the Water District site at 2351 North Buffalo Drive. The permit has not yet been finalized.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

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<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
04/06/10	Staff conducted a field check of the subject site with the following observations: • The property and surrounding area was clean and neat in appearance. • The landscaping areas appeared to be well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	12.9

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Reservoir	PF (Public Facilities)	C-V (Civic)
North	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development- 5 Units per Acre)
South	Apartments	M (Medium Density Residential)	R-PD5 (Residential Planned Development- 5 Units per Acre)
East	Single Family Dwellings	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development- 5 Units per Acre)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
South Shores	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y

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Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		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-27842) for a proposed 675 square-foot Utility Installation within an existing Las Vegas Valley Water District Reservoir. There are currently other facilities previously constructed on the subject site. Though the design phase of the project is almost complete, no plans have been submitted for review nor have building permits been issued for the proposed project. A field check of the subject site was conducted on 4/6/10 and was found to be clean, neat, and being properly maintained.

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-27842) has not met the requirements outlined in Title 19.18.050, as no permits have been issued for the proposed project. The applicant is requesting an extension of time due to budget concerns and the current economic conditions in the area. Staff has no objection to the request and recommends approval with a three-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-27842) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0