

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JUNE 2, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: RITTER CHARITABLE TRUST - OWNER:
COUNTY OF CLARK**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-37928	Staff recommends APPROVAL, subject to conditions.	None

**** CONDITIONS ******EOT-37928 CONDITIONS****Planning and Development**

- 1.This Site Development Plan Review (SDR-12344) shall expire on June 7, 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-12344) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site currently has an existing Halfway House Facility with a previously approved Site Development Plan Review (SDR-12344) for an additional 5,000 square-foot building at 521 North Mojave Road. The applicant has not yet submitted any plans for review nor have building permits been issued for the new facility. There have not been any changes in land use or development in the surrounding areas. Staff conducted a field check of the subject site and found the area free of trash/debris and landscape areas being maintained, but had chain link fencing with barbed-wire on the property and an illegal wooden sign. The applicant is requesting the Extension of Time to raise additional funds to complete the improvements. Staff has no objection to the request and recommends approval. If denied, the Site Development Plan Review (SDR-12344) would be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/07/06	The City Council approved a request for a Site Development Plan Review (SDR-12344) for an additional proposed 5,000 square-foot building to an existing Halfway House Facility on 1.10 acres at 521 North Mojave Road. The Planning Commission recommended approval on 04/27/06.
05/07/08	The City Council approved a request for an Extension of Time (EOT-27206) of a previously approved Site Development Plan Review (SDR-12344) for an additional proposed 5,000 square-foot building to an existing Halfway House Facility on 1.10 acres at 521 North Mojave Road.

<i>Related Building Permits/Business Licenses</i>	
10/23/08	A building permit (110200) was issued to restripe the parking area at 520 30 th Street. The permit was finalized on 01/02/09.
No business licenses have been issued for the facility.	

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

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

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Field Check	
04/18/10	Staff conducted a field check of the subject site with the following observations: • The area was clean and free of trash/debris with the landscaping areas being well maintained • The property was enclosed by chain link fencing with barbed wire • An illegal wooden sign on a pole advertises the business as “Clark County DF & YS, Spring Mountain Residential Center, 520 N. 30th Street, Las Vegas, Nevada”

Details of Application Request	
Site Area	
Gross Acres	1.10

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Halfway House Facility	PF (Public Facility)	C-V (Civic)
North	Nutritional Center	PF (Public Facility)	C-V (Civic)
South	Church	PF (Public Facility)	C-V (Civic)
East	Golf Course	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Church and Day Care Center	PF (Public Facility)	C-V (Civic)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
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

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ANALYSIS

This is the second request for an Extension of Time of a previously approved Site Development Plan Review (SDR-12344) for an additional 5,000 square-foot building for an existing Halfway House Facility located at 521 North Mojave Road. Staff conducted a field check of the subject site and found chain link fencing with barbed wire on the property, in addition to an illegal wooden sign advertising the business. A research of applications and building permits found a request for a Site Development Plan Review (SDR-5649) processed on 11/23/04 requesting additional security fencing around an existing storage area, but the applicant did not pursue the request administratively as directed by staff; there is no history of a building permit for the sign.

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-12344) has not met the requirements as outlined in Title 19.18.050 to exercise the entitlement as no building permits have yet to be issued for the proposed project. On 04/28/10, the violations noted during the site inspection were forwarded to Code Enforcement for action. The applicant is requesting the Extension of Time to raise additional funds to complete the improvements. Staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-12344) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0