



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 2, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

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

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-37953	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-37953 CONDITIONS

Planning and Development

1. This Site Development Plan Review (SDR-27508) shall expire on June 4, 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-27508) 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 is currently undeveloped land with a previously approved Site Development Plan Review (SDR-27508) for a proposed 10,719 square-foot Utility Installation at the northwest corner of Fort Apache Road and Centennial Parkway. No plans have been submitted for review nor have any building permits been issued for the proposed project. Since the approval of the Site Development Plan Review (SDR-27508), there have not been any changes in land use or new development in the surrounding areas. The applicant is requesting a three-year Extension of Time due to the current economic crisis, budget concerns, plus additional time for the customized fabrication of the specialized components. Staff has no objection to the request and recommends approval. If denied, the Site Development Plan Review (SDR-27508) will be allowed to expire.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/21/07	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-24534) from L (Low Density Residential) to PF (Public Facilities) on 8.80 acres at the northwest corner of Fort Apache Road and Centennial Parkway. The Planning Commission recommended approval on 10/25/07.
	The City Council approved a related request for Rezoning (ZON-24536) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic).
02/06/08	The City Council approved a request for a Petition to Annex (ANX-24899) approximately 5 acres of property located approximately 340 feet west of North Apache Road and north of West Centennial Parkway with an effective date of 02/15/08. The Planning Commission recommended approval on 11/29/07.
05/21/08	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan (GPA-27383) from L (Low Density Residential) to PF (Public Facilities) on 5.07 acres on the north side of Centennial Parkway approximately 330 feet west of Fort Apache Road. The Planning Commission recommended approval on 04/24/08.
06/04/08	The City Council approved a request for Rezoning (ZON-27507) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to C-V (Civic) on 5.0 acres on the north side of Centennial Parkway approximately 330 feet west of Fort Apache Road. The Planning Commission recommended approval on 05/08/08.
	The City Council approved a related request for a Site Development Plan Review (SDR-27508) for a proposed 10,719 square-foot Utility Installation.

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There are no business licenses for the subject site, nor have any building permits been issued for the proposed project.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

04/22/10	Staff conducted a field check of the subject site with the following observations: - The site is undeveloped with some scattered trash. - There was a wooden sign advertising the proposed project.
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Details of Application Request***Site Area***

Gross Acres	14.0
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<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	Undeveloped Land-Proposed Utility Installation	PF (Public Facilities)	C-V (Civic)
North	Right-of-Way (ROW)	Right-of-Way (ROW)	Right-of-Way (ROW)
South	Undeveloped Land - Clark County	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) - Clark County
East	Single Family Dwellings	RS (Residential Suburban) - Clark County	R-2 (Medium Density Residential) - Clark County
West	Single Family Dwellings	RS (Residential Suburban) - Clark County	R-1 (Single Family Residential) - Clark County

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

ANALYSIS

This is the first request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27508) for a proposed 10,719 square-foot Utility Installation on 14.0 acres located at the northwest corner of Fort Apache Road and Centennial Parkway. No plans have been submitted for review nor have any building permits been issued for the proposed project. Since the approval of the Site Development Plan Review (SDR-27508), there have not been any changes in land use or new development in the surrounding areas.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of building permits for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

The Site Development Plan Review (SDR-27508) has not met Title 19.18.050 requirements to exercise the entitlement as no building permits have yet to be issued. The applicant is requesting a three-year Extension of Time due to the current economic crisis, budget concerns, plus additional time for the customized fabrication of the specialized components. 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-27508) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0