

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: NOVEMBER 3, 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-39601	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-39601 CONDITIONS

Planning and Development

- 1.This Special Use Permit (SUP-29206) shall expire on November 8, 2013 unless another Extension of Time request is approved by the City Council.
- 2.Conformance to the conditions of approval of Special Use Permit (SUP-29206) and all site related actions as required by the Planning and Development Department and Department of Public Works.

Staff Report Page One
November 3, 2010 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with previous approval for a Special Use Permit (SUP-29206) for a 100-foot tall Radio Communication Tower. No building permits have been issued nor have plans been submitted for review for the proposed project. The applicant is requesting an extension of time due to the current economic conditions in Las Vegas and budget concerns.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/06/02	The City Council approved a request for Annexation (A-0023-01) to annex property located generally on the northwest corner of Centennial Parkway and Fort Apache Road containing approximately 20 acres of land. The transfer into the City was effective 02/15/02. The Planning Commission and staff recommended approval.
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 and staff recommended approval.
	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 Annexation (ANX-24899) to annex 340 feet west of North Apache Road and north of West Centennial Parkway containing approximately 5.0 acres of land. The transfer into the City was effective 02/05/08. The Planning Commission and staff recommended approval.
05/21/08	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan of the General 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 and staff recommended approval.

Staff Report Page Two
November 3, 2010 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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 and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-27508) for a proposed 10,719 square-foot Utility Installation.
11/05/08	The City Council approved a request for a Special Use Permit (SUP-29206) for a 100-foot tall Radio Communication Tower at the northwest corner of Fort Apache Road and Centennial Parkway. The Planning Commission and staff recommended approval.
06/02/10	The City Council approved a request for an Extension of Time (EOT-37953) of a previously approved Site Development Plan Review (SDR-27508) for a proposed 10,719 square-foot Utility Installation on 14.0 acres at the northwest corner of Fort Apache Road and Centennial Parkway.

<i>Related Building Permits/Business Licenses</i>
No business licenses, building permits or plan check have been issued or submitted for the proposed use.

<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.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	24.93

Staff Report Page Three
November 3, 2010 - City Council Meeting

<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 and ROW (Right-of-Way)	PF (Public Facilities)	C-V (Civic)
North	Single-Family Residences	TC (Town Center)	MLA (Medium-Low Attached Residential-Town Center)
	Undeveloped Land	TC (Town Center)	PF (Public Facilities-Town Center)
South	Undeveloped Land	RL (Residential Low)-Clark County	R-E (Rural Estates Residential)- Clark County
East	Single-Family Residences and ROW (Right-of-Way)	RS (Residential Suburban)- Clark County	R-E (Rural Estates Residential)- Clark County
West	Single-Family Residential and Undeveloped Land	RS (Residential Suburban)	R-1 (Single-Family Residential)- Clark County

<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 Special Use Permit (SUP-29206) for a 100-foot tall Radio Communication Tower at the northwest corner of Centennial Parkway and Fort Apache Road. The site is currently undeveloped land. No building permits have been issued nor have plans been submitted for review for the proposed project.

Title 19.18.060 deems a Special Use Permit exercised upon the issuance of a building permit for the new construction.

Staff Report Page Four
November 3, 2010 - City Council Meeting

FINDINGS

The Special Use Permit (SUP-29206) has not met Title 19.18.060 requirements to exercise the entitlement as no building permits have been submitted for the proposed radio communication tower. The applicant is requesting an extension of time due to the current economic conditions in Las Vegas and budget concerns. Staff is recommending approval of this request with a three- year time limit. Conformance to the conditions of approval of the Special Use Permit (SUP-29206) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0