



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS LAS VEGAS, LLC -

OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE - LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-39989	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-39989 CONDITIONS

Planning and Development

1. This Site Development Plan Review (SDR-3101) shall expire on November 5, 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-3101) 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 Site Development Plan Review (SDR-3101) for a mixed-use residential and commercial development located at the northwest corner of Desert Inn Road and Rancho Drive. Since the approval of the Site Development Plan Review (SDR-3101) in November 2003, no building permits have been issued nor have plans been submitted for review for the proposed development. The applicant did submit and receive approval in April 2004 for a Final Map Technical Review (FMP-4056) for a one-lot commercial subdivision, which was recorded on July 16, 2004, drawing #107V4057.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/14/03	The Planning Commission approved a request for a Tentative Map (TMP-2645) for a one-lot commercial subdivision on 21.04 acres located at 3100 and 3200 South Rancho Drive. Staff recommended approval.
11/05/03	The City Council approved a request to amend a portion of the Southwest Sector Plan of the General Plan (GPA-3005) from LI/R (Light Industry/Research) to SC (Service Commercial) on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a related request for Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial).
	The City Council approved a related request for a Special Use Permit (SUP-3100) for multi-family residential units.
11/20/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3101) for a mixed-use residential and commercial development on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
04/02/04	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-4056) for a one-lot commercial subdivision on 21.04 acres located at 3100 and 3200 South Rancho Drive.
10/19/05	The City Council approved a request for an Extension of Time (EOT-9267) of a previously approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.

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10/19/05	The City Council approved a related request for an Extension of Time (EOT-9268) of a previously approved Special Use Permit (SUP-3100) for multifamily residential units.
<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/20/05	The Planning Commission approved a request for an Extension of Time (EOT-9305) of a previously approved Site Development Plan Review (SDR-3101) for a mixed-use residential and commercial development on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed-Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
12/05/07	The City Council approved a request for an Extension of Time (EOT-25183) of a previously approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-25185) of a previously approved Special Use Permit (SUP-3100) for multifamily residential units.
	The City Council approved a related request for an Extension of Time (EOT-25184) of a previously approved Site Development Plan Review (SDR-3101) for a mixed-use residential and commercial development.
12/17/08	The City Council approved a request for an Extension of Time (EOT-31493) of a previously approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-31495) of a previously approved Special Use Permit (SUP-3100) for multifamily residential units.
	The City Council approved a related request for an Extension of Time (EOT-31493) of a previously approved Site Development Plan Review (SDR-3101) for a mixed-use residential and commercial development.
01/28/10	A Code Enforcement case (86027) was processed for someone living in an RV with waste running down the property at 3049 Sirius Avenue. Code Enforcement closed the case on 02/10/10.

<i>Most Recent Change of Ownership</i>	
11/21/05	A deed was recorded for a change in ownership (162-08-418-002).

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Related Building Permits/Business Licenses

There have not been any building permits issued nor have plans been submitted for review for the proposed project. There are no current business licenses issued for the subject site.

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.

Details of Application Request

Site Area

Gross Acres	15.97
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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 with Proposed Mixed-Use Development	C (Commercial)	C-1 (Limited Commercial)
North	Retail Establishment, Auto Repair Garage, Major	LI/R (Light Industry/Research)	M (Industrial)
	Undeveloped Land	C (Commercial)	M (Industrial)
South	Retail Establishments, Offices	CT (Commercial Tourist)- Clark County	M-1 (Light Manufacturing)- Clark County
East	I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Retail Establishments	LI/R (Light Industry/Research)	M (Industrial)

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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			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the fourth request for an Extension of Time of a previously approved Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development. Since the approval of the Site Development Plan Review (SDR-3101) in November 2003, no building permits have been issued nor have plans been submitted for review for the proposed development. The applicant did submit and receive approval in April 2004 for a Final Map Technical Review (FMP-4056) for a one-lot commercial subdivision, which was recorded on July 16, 2004, drawing #107V4057.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site.

FINDINGS

The Site Development Plan Review (SDR-3101) has not met Title 19.18.050 requirements to exercise the entitlement as no building permits have been issued for the proposed project. The applicant is requesting an extension of time due to the current economic climate in Las Vegas. Staff has no objection to this request and is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-3101) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0