

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-41839	Staff recommends APPROVAL, subject to conditions:	EOT-41841

**** CONDITIONS ****

EOT-41839 CONDITIONS

Planning

- 1.This Variance (VAR-35754) shall expire on November 4, 2013 unless another extension of time is approved by the City Council.
- 2.Conformance to the conditions of approval of the Variance (VAR-35754) and all other site related actions as required by the Department of Planning and Department of Public Works.

Staff Report Page One
July 6, 2011 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped land with previous approval for a proposed 7,600 square-foot Government Facility (Fire Station) with a Variance (VAR-35754) to allow 19 parking spaces where 26 parking spaces are required at 4551 East Bonanza Road. No plans have been submitted for review nor have any building permits been issued for the proposed project. The applicant is requesting an extension of time due to the downturn in the economy. Staff is recommending approval.

It is noted that there is one (1) related Extension of Time (EOT-41841) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/26/98	The City Council approved a request for Rezoning (Z-0018-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on property located on the south side of Bonanza Road, approximately 750 feet east of Lamb Boulevard. The Planning Commission recommended approval.
02/22/07	The Planning Commission approved a request for a Variance (VAR-19297) to allow a proposed building 11 feet from the rear property line where 20 feet is the minimum setback required on 1.45 acres at the southwest corner of Bonanza Road and Page Street.
	The Planning Commission approved a related request for a Site Development Plan Review (SDR-19116) for a one-story, 15,119 square-foot child care center.
11/04/09	The City Council approved a request for a Variance (VAR-35754) to allow 19 parking spaces where 26 parking spaces are required for a proposed Government Facility (Fire Station) at 4551 East Bonanza Road. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-35751) for a proposed 7,600 square-foot Government Facility (Fire Station) with a waiver to allow a zero-foot landscape buffer between the sidewalk and back of curb where five feet is required along arterial streets one hundred feet and wider (Bonanza Road).

Staff Report Page Two
July 6, 2011 - City Council Meeting

<i>Most Recent Change of Ownership</i>	
02/26/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There have not been any building permits or business licenses issued for the proposed project.

<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	1.45

<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 Government Facility (Fire Station)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residences	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Auto Parts Store, Auto Body Repair Shop	GC (General Commercial)	C-2 (General Commercial)
West	Restaurant, Banquet Facility	SC (Service Commercial)	C-1 (Limited Commercial)

Staff Report Page Three
July 6, 2011 - City Council Meeting

<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 Variance (VAR-35754) to allow 19 parking spaces where 26 parking spaces are required for a proposed government facility (Fire Station) at 4551 East Bonanza Road. No plans have been submitted for review nor have any building permits been issued for the proposed project. Funds from FSI 2007 Fire Bonds and the City of Las Vegas General Fund will be used to finance construction of the Fire Station with construction to begin in spring of 2012.

Title 19.16.140 of the Unified Development Code deems a Variance exercised upon the issuance of a building permit for the proposed development.

FINDINGS

The Variance (VAR-35754) has not met the requirements of Title 19.16.140 to exercise the entitlement as a building permit has not yet been issued for the government facility. The applicant is requesting an Extension of Time due to the downturn in the economy, thereby delaying funding for the project. Staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of the Variance (VAR-35754) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0