

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 22, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: HOF FINANCIAL I, LLC**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-37448	Staff recommends APPROVAL, subject to conditions:	



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**** CONDITIONS ****

EOT-37448 CONDITIONS

Planning and Development

1. This Variance (VAR-26237) shall expire on February 14, 2012 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval of the Variance (VAR-26237) 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 applicant is requesting a two year Extension of Time for an approved Variance (VAR-26237) to allow a six-foot garage setback where five feet or less is required on a maximum of 50% of the undeveloped 192 lot subdivision at the southwest corner of Shaumber Road and Dorrell Lane, due to the current economic conditions. The subject subdivision has not changed since the original approval; therefore, staff has no objection to the request and recommends approval. If denied, the Variance (VAR-26237) approval would be allowed to expire and the applicant would need to comply with the Cliff's Edge Master Development Plan and Design Guidelines for RSL (Residential Small Lot) development.

ISSUES

- The existing Variance (VAR-26237) allows for no more than 50% of the total of undeveloped 192 lots to allow the six-foot garage setback where five feet or less is required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Planning Commission and staff recommended approval.
11/16/05	The City Council approved a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear loaded residential small lot housing products and to add Section 3.2.5.B to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Planning Commission and staff recommended approval.
06/08/06	The Planning Commission approved a Tentative Map (TMP-13107) for a 192 lot single family residential subdivision on 20.50 acres at the southeast corner of Puli Road and Dorrell Lane. Note that per the Cliff's Edge Master Plan the Tentative Map serves as the Site Development Plan.
02/14/08	The Planning Commission approved a Variance (VAR-26237) to allow a six-foot garage setback where five feet or less is required on 20.50 acres at the southwest corner of Shaumber Road and Dorrell Lane. Staff recommended denial.

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<i>Most Recent Change of Ownership</i>	
12/14/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/16/06	A building permit was issued (#71117) was issued for stockpile only. The permit was finalized 08/16/06.
01/16/07	A building permit was issued (#79790) was issued for grading. The permit was finalized 01/16/07.
08/21/07	A building permit was issued (#96373) was issued for retaining walls and screen walls. The permit has not been finalized.

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

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

<i>Field Check</i>	
03/18/10	A well maintained subdivision free of trash with graded pads for homes, including screen walls, retaining walls, sidewalks, fire hydrants, and utility boxes was observed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	20.50

<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	RSL (Residential Small Lot)	PD (Planned Development)
North	Single Family Homes	ML (Medium Low)	PD (Planned Development)
South	Single Family Homes	ML (Medium Low)	PD (Planned Development)
East	Undeveloped	PF (Public Facility)	PD (Planned Development)
West	Undeveloped	Clark County	Clark County

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Cliff's Edge	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails	X		Y
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

DEVELOPMENT STANDARDS

Per Cliff's Edge Master Development Plan and Design Guidelines and approved VAR-26237, the following standards apply:

<i>Standards</i>	<i>RSL (Mini-Lot Coventonal) Required</i>	<i>Provided</i>	<i>Compliance</i>
Front - Garage	Less than 5 Feet or 18 Feet +	6 Feet	N

ANALYSIS

This is the first request for an Extension of Time for the subject Variance (VAR-26237), which was approved by the Planning Commission on 02/14/08. The applicant indicates that the current economic conditions are the basis for the Extension of Time (EOT-37448) request and approval of the Extension of Time (EOT-37448) will allow continued development of the site. The subject subdivision has not changed since the original approval; therefore, staff has no objection to the request and recommends approval.

FINDINGS

The subject site remains in a similar condition as the original approval. There have been no notable changes to the surrounding land uses since the Variance was originally approved. Approval of this request will allow the applicant additional time to continue to develop the site. The Departments of Planning and Development and Public Works have no objection to this request for a two-year Extension of Time.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0