



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MARCH 15, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: PETER JAUCH - OWNER: LAS VEGAS
VALLEY WATER DISTRICT

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0048-EOT1	Staff recommends APPROVAL, subject to conditions:	
23-0048-EOT2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0048-EOT1 CONDITIONS

Planning

1. This approval shall expire on January 21, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (20-0207-VAR1) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0048-EOT2 CONDITIONS

Planning

1. This approval shall expire on January 21, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (20-0207-SDR1) and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
March 15, 2023 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for Extensions of Time for a previously approved Variance (20-0207-VAR1) and Site Development Plan Review (20-0207-SDR1) for a proposed water reservoir and 9,819 square-foot pumping station and pressure-reducing valves development on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street.

ISSUES

- This is the first request for Extensions of Time.
- In January 2021, the City Council approved the following land use entitlement projects:
 - Variance (20-0207-VAR1) to allow deviations from title 19.10.020 C-V (Civic) development standards.
 - Site Development Plan Review (20-0207-SDR1) for a proposed water reservoir and 9,819 square-foot pumping station and pressure-reducing valves development.

ANALYSIS

In January 2021 the City Council approved a Variance (20-0207-VAR1) and Site Development Plan Review (20-0207-SDR1) for a proposed water reservoir and 9,819 square-foot pumping station and pressure-reducing valves development on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street. The applicant is proposing to extend the approval periods for 20-0207-VAR1 and 20-0207-SDR1 for an additional two years. These are the first requests for an Extension of Time.

Title 19.16 of the Unified Development Code deems a Variance and Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on the site; as none have been issued the Variance and Site Development Plan Review are set to expire. The applicant is requesting an Extension of Time to ensure the Variance and Site Development Plan Review do not expire. In the submitted justification letter date stamped on 01/19/23, the applicant is requesting the Extension of Time due to required HVAC system updates.

Staff Report Page Two
March 15, 2023 - City Council Meeting

FINDINGS (23-0048-EOT1 and EOT2)

Pursuant to Title 19.16.100 and 19.16.140, a Site Development Plan Review and Variance are deemed exercised upon the issuance of a building permit for new construction. If denied, the land entitlements will have expired on 01/21/23. Staff supports this request, as the proposed development will not jeopardize public health, safety, and welfare; therefore, staff recommends approval of this request subject to a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
02/07/07	The City Council approved a request for Petition to Annex (ANX-12215) property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, includes Centennial High School on the west side of Hualapai Way. The Planning Commission recommended approval of the request.
01/07/09	The City Council approved a request for Petition to Annex (ANX-29903) property located 1350 feet east of the North Hualapai Way alignment fronting the exit ramp for State Highway Clark County 215, containing approximately 3.69 acres. The Planning Commission recommended approval of the request.
01/20/21	The City Council approved a Variance (20-0207-VAR1) and Site Development Plan Review (20-0207-SDR1) for a proposed water reservoir and 9,819 square-foot pumping station and pressure-reducing valves development on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street. The Planning Commission recommended approval of the request.

<i>Most Recent Change of Ownership</i>	
08/28/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no Building Permits or Business Licenses associated with the subject site.

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

Staff Report Page Three
March 15, 2023 - City Council Meeting

Neighborhood Meeting

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

Field Check

02/01/23

Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request
Site Area

Net Acres 23.37

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	R (Rural Density Residential) PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-D (Single Family Residential-Restricted)
South	CC 215	ROW (Right-of-Way)	ROW (Right-of-Way)
	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Single Family, Detached	RL (Residential Low) – Clark County	R-E (Rural Estates Residential) – Clark County
	Undeveloped		
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Staff Report Page Four
 March 15, 2023 - City Council Meeting

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Beltway)	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A