



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: APRIL 19, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: OCHOA DEVELOPMENT CORPORATION

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0153-EOT1	Staff recommends APPROVAL, subject to conditions:	23-0153-EOT2
23-0153-EOT2	Staff recommends APPROVAL, subject to conditions:	23-0153-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0153-EOT1 CONDITIONS

Planning

1. This approval shall expire on June 2, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0082-VAR1) and all other related actions as required by the Department of Community Development 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.

23-0153-EOT2 CONDITIONS

Planning

1. This approval shall expire on June 2, 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 (21-0082-SDR1) and all other related actions as required by the Department of Community Development 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 ****

PROJECT DESCRIPTION

This is a request for the first Extension of Time of previously approved entitlements for a proposed townhome development at the terminus of Inyo Avenue, 330 feet west of Conquistador Street (APN 125-19-301-012).

ISSUES

- Variance (21-0082-VAR1) will expire on June 2, 2023. This is the first request for an Extension of Time, which staff supports.
- Site Development Plan Review (21-0082-SDR1) will expire on June 2, 2023. This is the first request for an Extension of Time, which staff supports.

ANALYSIS

On June 2, 2021, the City Council approved a request for Variance (21-0082-VAR1) to allow a 20-foot Residential Adjacency setback where 117 feet is required in conjunction with Site Development Plan Review (21-0082-SDR1) for a proposed 24-unit Multi-Family Residential Development on 1.58 acres. The subject site is undeveloped, and is surrounded by existing development consisting of a shopping center, single family detached residences and the Clark County 215. The proposed project is an infill project consisting of townhomes with such amenities as a pool and open space.

A Variance and Site Development Plan Review which will require the construction of a new building and which is not exercised within the approval period shall be void. In this case, the applications will expire as of June 2, 2023 unless an Extension of Time is granted for both applications.

The applicant has submitted for building permits on February 6th and 7th [2023] and civil review plans on February 3rd [2023] which are currently under staff review and no permit has been issued as of 03/27/23. The applicant is requesting these Extensions of Time in order to continue with the building permit process and avoid possible expiration of the proposed project prior to the issuance of building permits.

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FINDINGS (23-0153-EOT1 and EOT2)

This is an infill project as the surrounding area is fully developed and has not changed since original approval in 2021. The applicant has shown intent of development as the building permit applications for the proposed development are currently under review. Therefore, staff recommends approval of both requests with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/03/17	The City Council approved a request for a Petition of Annexation (ANX-67648) to annex 5.00 acres on the south side of Inyo Avenue, approximately 110 feet west of Bristle Falls Street.
04/07/21	General Plan Amendment (20-0102-GPA1) request from DR (Desert Rural Density Residential) to M (Medium Density Residential) is scheduled to be heard by the City Council. The Planning Commission recommended denial. Department of Planning Staff recommended approval.
	Rezoning (20-0102-ZON1) request from R-E (Residence Estates) to R-3 (Medium Density Residential) is scheduled to be heard by the City Council. The Planning Commission recommended denial. Department of Planning Staff recommended approval.
04/13/21	<p>The Planning Commission recommended approval on the following Land Use Entitlement project (21-0082) requests on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street (APN 125-19-301-012), R-E (Residence Estates) [Proposed: R-3 (Medium Density Residential)] Zone, Ward 6 (Fiore).</p> <ul style="list-style-type: none"> • 21-0082-VAR1 - To allow a 20-foot Residential Adjacency Setback where 117 feet is required. • 21-0082-SDR1 – for a proposed 24-unit Multi-Family Residential Development.
06/02/21	<p>The City Council approved a request on the following Land Use Entitlement project (21-0082) requests on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street (APN 125-19-301-012), R-E (Residence Estates) [Proposed: R-3 (Medium Density Residential)] Zone, Ward 6 (Fiore).</p> <ul style="list-style-type: none"> • 21-0082-VAR1 - To allow a 20-foot Residential Adjacency Setback where 117 feet is required. • 21-0082-SDR1 – For a proposed 24-unit Multi-Family Residential Development.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
09/29/22	Staff administratively approved a Minor Site Development Plan Review (22-0452-SDR1) of a previously approved Site Development Plan Review (21-0082-SDR1) for the reconfiguration of site amenities, the relocation of one unit and site circulation updates for a 24-Unit Multi-Family Residential Development on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street.

<i>Most Recent Change of Ownership</i>	
04/2022	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/03/23	A Building Permit application (L23-00312) was submitted for 24-unit multi-family development (Civils) at the southeast of the intersection of Deer Springs and Hualapai; southwest of Inyo Avenue. As of 03/27/23, the permit application is under review.
02/06/23	A Building Permit application (R23-01711) was submitted for Construction of Multi-family development [5 buildings - Building 1 and 3 (3 story similar), Building 2 (3 story), Building 4 (2 story), Building 5 (2 story) and 1 story Pool equipment with restrooms building]. **New number C23-00422** at the southeast of the intersection of Deer Springs and Hualapai; southwest of Inyo Avenue. As of 03/27/23, the permit application is under review.
02/07/23	A Master Building Permit application (PRC23-00012) was submitted for Construction of Multi-family development [5 buildings - Building 1 and 3 (3 story similar), Building 2 (3 story), Building 4 (2 story), Building 5 (2 story) and 1 story Pool equipment with restrooms building]. ** Previously submitted as R23-01711** at the southeast of the intersection of Deer Springs and Hualapai; southwest of Inyo Avenue. As of 03/27/23, the permit application is under review.
02/16/23	A Building Permit application (R23-02312) was submitted for a sliding gate at the southeast of the intersection of Deer Springs and Hualapai; southwest of Inyo Avenue. As of 03/27/23, the permit application is under review.

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

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Neighborhood Meeting

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

Field Check

A field check was not performed as part of this Extension of Time request.

Details of Application Request**Site Area**

Gross Acres	1.59
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	NMX-U (Neighborhood Mixed-Use)	R-3 (Medium Density Residential)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	215 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family Detached Dwellings	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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