



City Council Meeting

March 14, 2023

Item No. 6

Staff Report

**BOULDER CITY
CITY COUNCIL**

MAYOR
JOE HARDY

COUNCIL MEMBERS:
COKIE BOOTH
MATT FOX
SHERRI JORGENSEN
STEVE WALTON



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
TAYLOUR TEDDER, CECD

CITY ATTORNEY:
BRITTANY LEE WALKER, ESQ

CITY CLERK:
TAMI MCKAY, MMC, CPO

ADMINISTRATIVE SERVICES DIRECTOR:
BRYCE BOLDT

COMMUNITY DEVELOPMENT DIRECTOR:
MICHAEL MAYS, AICP

PUBLIC WORKS DIRECTOR:
JAMIE CURRERI

UTILITIES DIRECTOR:
JOSEPH STUBITZ, P.E.

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
WILLIAM GRAY, CFO

ACTING FINANCE DIRECTOR:
ANGELA MANNINEN, CFE

PARKS & RECREATION DIRECTOR:
ROGER HALL

TO: Taylour Tedder, City Manager

FROM: Susan Danielewicz, City Planner, AICP
Community Development Department

DATE: February 16, 2023

SUBJECT:

For possible action: Resolution No. 7594, a resolution of the City Council of Boulder City, Nevada, awarding four residential allotments for Construction Year 2022-23 to replace expired allotments for Villa Florence, BC No. 71 (AFDA-21-194)

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council consider adoption of the resolution (Attachment 1) as noted above.

Overview:

- In this 35-unit townhome development, the last 4 vacant lots are now proposed for development.
- The allotments reapproved one year ago have since expired. (Permits not issued yet; awaiting corrected plans.)
- New allotments are needed to replace the allotments that recently expired for these lots.
- A total of 4 allotments are requested for reapproval.

Property Owner: 687 / 691 / 695 / 699 Florence Drive Trusts
(Eddie Haddad)

Location: 687, 691, 695, 699 Florence Drive
BC No. 71, Villa Florence, Unit 1

Zoning: R3, Multiple-Family Residential

Comments: Allotments expire after one year if a building permit has not been obtained or if the building permit expires, as per Section 11-

41-13 of the City Code. The Villa Florence townhome development initially received allotments and reservations for all 35 attached homes in 1992 but only 16 homes were initially constructed. With approval of replacement allotments, construction occurred in phases over the years under different developers; the most recent homes (which are adjacent to the subject 4 lots) were completed in 2006.

The current owner of the remaining 4 lots has submitted plans which *match the previously approved plans* for the same model as the adjacent units on the south side of Florence Drive. For this application, 4 replacement allotments were approved by the City Council on January 26, 2021, Resolution No. 7215, followed by a reapproval by the Council on March 8, 2022, Resolution No. 7407. As the permits still have not yet been issued, the allotments will need to be reapproved. (The City is awaiting plan resubmittal, and the owner is advertising the properties and plans for sale for someone else to build.)

As per Title 11, Chapter 41 of the City Code (aka Growth Control Ordinance), a maximum of 120 allotments may be issued for each construction year (CY). A CY runs from July 1st to June 30th. An individual development may not receive more than 30 allotments per CY. Allotments expire one year after approval if no building permit has been obtained. Progress is reported each month to the Planning Commission.

- Allotments issued to date for CY 22-23: 6
- Allotments available for CY 22-23: 114
- Allotments requested for AFDA-21-294: 4

Previous allotments approved to date for Villa Florence:

CY	File	Approved	Permits Issued	Expired
91-92	AFDA-92-84	29	16	13
92-93	AFDA-92-84	6	0	6
98-99	AFDA-99-138	3 (replacements)	3	0
98-99	AFDA-99-140	3 (replacements)	3	0
01-02	AFDA-01-150	7 (replacements)	0	7
02-03	AFDA-01-150	7 (replacements)	0	7
03-04	AFDA-01-150	7 (replacements)	7	0
03-04	AFDA-03-166	6 (replacements)	2	4
20-21	AFDA-21-194	4 (replacements)	0	4
21-22	AFDA-21-194	4 (replacements)	0	4

Total building permits issued to date: 31
Remaining lots in subdivision (35 total): 4

Boulder City Strategic Plan Goal: Goal C, Manage Growth and Development, Strategy 3: Demonstrate adherence to the Controlled Growth Ordinance.

Department Recommendation: **Approve Resolution No. 7594** awarding four residential replacement allotments for Construction Year 2022-23 for the remaining lots in Villa Florence, BC No. 71.

Attachments:

Attachment 1: Resolution

Attachment 2: Location photos

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