



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-22504 - APPLICANT/OWNER: BART MAYBIE

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The design of the drainage easement shall be consistent with the adjoining easement to the west.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
3. All development shall conform to the Conditions of Approval for Variance (VAR-5227) and Special Use Permit (SUP-4558) Standards.
4. Street names must be provided in accordance with the Citys Street Naming Regulations.
5. Revised perimeter wall elevations shall be submitted to and approved by the Planning and Development Department prior to submittal of Civil Improvement Plans to reflect the wall is constructed of decorative wall material and shall have a minimum of twenty percent contrasting material.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (CC&R), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (DPMR) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should

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private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Dedicate 25.5 feet of right-of-way adjacent to this site for Maggie Avenue and the appropriate right-of-way for a culdesac meeting current City Standards.
10. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Brent/Tule Springs Detention Basin project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. Construct half street improvements on Maggie Avenue, including appropriate overpaying and full turn-around (if legally able), adjacent to this site concurrent with development of this site. Installation of sidewalk on Maggie Avenue shall be deferred at this time provided that the developer sign and record a covenant running with the land for all urban improvements not constructed at this time. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.
12. Grant an appropriate public sewer easement between lots 2 and 3 (on 1 lot only) or in a common lot between lots 2 and 3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
13. Landscape and maintain all unimproved right-of-way, if any, on Maggie Avenue adjacent to this site, unless otherwise allowed by the City Engineer.
14. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Maggie Avenue public right-of-way adjacent to this site prior to occupancy of this site, unless otherwise allowed by the City Engineer.

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15. On the Final Map add the words Public and Granted per This Map to the drainage easement along the northern boundary of this site.
16. Site development to comply with all applicable conditions of approval for SUP-4558 and all other applicable siterelated actions.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivisionrelated construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Tentative Map for a 19 lot single family residential subdivision on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street. This map replaces a previously approved Tentative Map (TMP-6237) for this property which expired April 28, 2007.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
5/05/2004	City Council approved a Petition to annex (ANX-3871) property located on the southwest corner of Buffalo Drive and Iron Mountain Road containing approximately 10.25 acres.
1/05/2005	The City Council approved a Variance (VAR-5227) to allow a 25-foot front yard setback where 30 feet is required and to allow a 25-foot rear yard setback where 35 feet is required on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street.
6/7/2006	The City Council approved an Extension of Time of an approved Variance (VAR-5227) that allowed a 25-foot front yard setback where 30 feet is required and a 25-foot rear yard setback where 35 feet is required adjacent to the northeast corner of Coke Street and Maggie Avenue.
8/04/2004	The City Council approved a Special Use Permit (SUP-4558) for Private Streets in conjunction with a proposed single-family residential development adjacent to the northeast corner of Coke Street and Maggie Avenue
6/07/2006	The City Council approved an Extension of Time (EOT-13160) of an approved Special Use Permit (SUP-4558) that allowed private streets adjacent to the northeast corner of Coke Street and Maggie Avenue which expires on 08/04/08, and EOT-13163 for VAR-5227 expires on 01/05/08.
<i>Related Building Permits/Business Licenses</i>	
	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.25
Net Acres	9.5

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	RE (Rural Estates)	U (Undeveloped) [RE (Rural Estates) General Plan Designation]
North	Floyd Lamb Park	PR-OS(Parks Recreation and Open Space)	R-E (Residence Estates)
South	Single Family Dwellings	RE(Rural Estates)	Clark County
East	Undeveloped	PCD (Planned Community Development)	R-PD3 (Residential Planned Development 3 Units Per Acre)
West	Single Family Dwelling	DR(Desert Rural Residential)	R-E (Residence Estates)

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This property is not associated with any special plan, district, or overlay.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	20,000 Sq. Ft.	20,000 Sq. Ft.	Y
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	50 Feet	25 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	25 Feet	N

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Max. Lot Coverage	N/A		N/A
Max. Building Height	2 Stories / 35 Feet		Y
Number of Lots		19	
Max. Density		0.5	
Private/Public Street		Private	
Min. Street Width		39 Feet	

The proposal meets the residential district development requirements except for setbacks. VAR-5227 was approved by City Council to address this issue.

ANALYSIS

This site is designated DR (Desert Rural Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing U (Undeveloped) [RE (Rural Estates) General Plan Designation] zoning designation is one of the two zoning districts consistent with the DR residential category of the General Plan and therefore is in conformance with the General Plan.

The proposed development will consist of 19 single-family homes on 9.5 acres, a density of approximately 0.5 dwelling units per acre. Lots are accessed from 39-foot private streets. Site access is provided from Maggie Avenue, a 60-foot wide public street.

FINDINGS

General information

•Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum four-foot retaining wall. None of the retaining walls shown are greater than four-foot in height therefore complying with Title 18. The total vertical wall height adjacent to the northern boundary is shown as 10 feet, however the wall is adjacent to flood control channel.

•Trails

There are no trails that affect this subdivision.

•Special Conditions of Approval (from SUP-4558)

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.

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- 2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
- 3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 4. Private streets shall be identified as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowners Association.
- 5. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
- 6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0