



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-22642 - APPLICANT/OWNER: K B HOME NEVADA, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning (ZON-1520), Tentative Map (TMP-5290), Tentative Map (TMP-20526) and the Cliffs Edge Master Development Plan and Design Guidelines Standards.

Public Works

2. Condition #7 of Tentative Map (TMP-20526) shall be deleted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition to delete Condition Number 7 of an approved Tentative Map (TMP-20526) which required that the applicant dedicate or obtain dedication of the right-of-way necessary for the city's northern beltway, "Non-residential Lot A" and appropriate portions of the exterior common element "Lot A" previously granted on the Cliffs edge parent map book 118 page 88, prior to recordation of this final map for a proposed 32-lot single family residential subdivision on 11.72 acres at the southwest corner of Grand Teton Drive and Schaumber Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved the Annexation (A-0035-02) of this property. The effective date of this annexation was 02/14/03.
04/16/03	The City Council approved a request for a Rezoning (ZON-1520) to PD (Planned Development) for this site as part of a larger request. The Planning Commission and staff recommended approval.
11/24/04	The Planning Commission approved a request for a Tentative Map (TMP-5290) for a 290-lot single-family residential subdivision on the subject site. Staff recommended approval.
04/26/07	The Planning Commission approved a request for a Major Amendment to an approved Tentative Map (TMP-5290) for a 32-lot single-family residential subdivision on 11.72 acres at the southwest corner of Grand Teton Drive and Schaumber Road. Staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
04/14/06	Building Permit under plan check number P-3950-05 issued for a single family dwelling on the subject site at address 10741 Bayview House Avenue.
04/14/06	Building Permit under plan check number P-3949-05 issued for a single family dwelling on the subject site at address 10737 Bayview House Avenue.
04/14/06	Building Permit under plan check number P-3957-05 issued for a single family dwelling on the subject site at address 10733 Bayview House Avenue.
04/25/06	Building Permit under plan check number P-3940-05 issued for a single family dwelling on the subject site at address 10748 Beach House Avenue.
04/25/06	Building Permit under plan check number P-3939-05 issued for a single family dwelling on the subject site at address 10744 Beach House Avenue.

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04/25/06	Building Permit under plan check number P-3938-05 issued for a single family dwelling on the subject site at address 10740 Beach House Avenue.
04/25/06	Building Permit under plan check number P-3935-05 issued for a single family dwelling on the subject site at address 10736 Beach House Avenue.
09/20/06	Building Permit under plan check number L-1068-06 issued for a temporary sales trailer and plumbing on the subject site at address 10748 Beach House Avenue.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped, Single Family Residential (Under Construction)	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	TND	U (Undeveloped)
South	Single Family Residential (Under Construction)	PCD (Planned Community Development)	PD (Planned Development)
East	Single Family Residential (Under Construction)	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	RC (Resource Conservation)	Unincorporated Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Cliffs Edge (Providence)	X		Y
PD (Planned Development) District	X		Y
<i>Special Districts/Zones</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	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

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ANALYSIS

We have no objection to the request for a Review of Condition #7 of the approved Tentative Map (TMP20526) which required: Dedicate or obtain dedication of the right-of-way necessary for the City's northern beltway, Non-residential Lot A and appropriate portions of the exterior common element Lot A previously granted on the Cliffs Edge Parent Map Book 118 Page 88, prior to recordation of this Final Map.

If approved, we recommend that Original Condition #7 of TMP-20526 be deleted entirely.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0