

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-23570 - APPLICANT: TANEY ENGINEERING - OWNER: WILLIAM LYON HOMES, INC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:***Planning and Development***

1. 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.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-6928), Variance (VAR-6930), Site Development Plan Review (SDR-6929) and a Waiver (WVR-6931).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. 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 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.

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

Public Works

7. The Final Map for this site shall be labeled as a Merger and Resubdivision.
8. The Final Map for this site shall show and label the existing public sewer easements across the common area.
9. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings, issuance of any permits, or the submittal of a Final Map for this subdivision site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
12. Site development to comply with all applicable conditions of approval for ZON-6928, SDR6929, ROC-13865, WVR-6931, civil improvement plans L-14657 and all other applicable site-related actions.
13. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The is a request for a Tentative Map for a proposed 49-lot single-family residential subdivision on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. This map replaces an expired Tentative map for a 49-lot single family development approved on this property in 2005. Staff recommends approval of this map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/01/02	The City Council approved a petition to Annex (A-0051-01) for property generally located on the southeast corner of Bronco Street and Tropical Parkway. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
05/01/02	The City Council approved a petition to Annex (A-0052-01) property generally located on the northeast corner of Bronco Street and Corbett Lane. The Planning Commission and staff recommended approval. The effective date of the annexation was 05/10/02.
04/02/03	The City Council approved a request for a Rezoning (ZON-1714) from R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units Per Acre) on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street. The Planning Commission and staff recommended approval.
04/02/03	The City Council approved a request for a Request for a Site Development Plan Review (SDR-1715) for a proposed seven-lot single family residential development on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street. The Planning Commission and staff recommended approval.
04/10/03	The Planning Commission approved a request for a Tentative Map (TMP-1901) for a seven-lot single-family residential subdivision on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway. Staff recommended approval.
06/01/05	The City Council approved a petition to Annex (ANX-6042) property generally located on the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. The Planning Commission and staff recommended approval. The effective date of the annexation was 06/10/05.

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09/07/05	The City Council approved a request for a Rezoning (ZON-6928) from U (Undeveloped) zone [R (Rural Density Residential) Master Plan designation] and R-PD2 (Residential Planned Development 2 Units Per Acre) to R-PD3 (Residential Planned Development 3 Units Per Acre), Variance (VAR-6930) for a reduction of required open space, Waiver (WVR-6931) from Title 18 intersection offset requirements, and Site Development Plan Review (SDR-6929) for a 49-lot single-family development. Staff recommended denial and the Planning Commission recommended approval on 07/14/05.
09/21/05	The Planning Commission approved a Tentative Map (TMP-8628) for Tropical & Jones, a 49 lot single family development on 14.29 acres adjacent to the west of Jones Blvd, between Tropical Pkwy and El Campo Grande
12/07/05	The City Council approved a petition to Vacate (VAC-8986) a portion of Corbett Street generally located between Jones Boulevard and Bronco Street. (Vacation recorded 08/22/06)
10/18/06	The City Council approved a request for an Extension of Time (EOT-16574) of an approved Variance (VAR-6930) that allowed zero open space where 32,369 square feet is required for a proposed single family residential development on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway.
07/12/06	The City Council approved a request for a Review of Condition (ROC-13865) Number 4 of an approved Rezoning (ZON-6928) to amend condition number 4 to allow construction of rural street improvements where urban half street improvements were required for a proposed residential subdivision on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway.
09/19/07	The City Council approved a request for an Extension of Time (EOT-23578) of an approved rezoning (ZON-6928) which expired 09/07/2007, From: R-PD2 (Residential Planned Development - 2 Units per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre), and a second Extension of Time (EOT-23573) of an approved Variance (VAR-6930) which expired 09/07/2007, to allow zero open space for a proposed single family residential development on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway.
<i>Related Building Permits/Business Licenses</i>	
Permits have not been issued.	
<i>Pre-Application Meeting</i>	
07/31/07	The proposed tentative map is for a single-family development. It was explained to the applicant to proceed with the map the required extensions of time for the zoning and variance must precede the tentative map to the PC meeting and be approved.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

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<i>Field Check</i>	
09/07/07	The subject parcel is currently undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	14.92
Net Acres	10.90

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development 3 Units Per Acre)
South	Single Family Residential	R (Rural Density Residential)	R-D(Single Family Residential Restricted)
East	Undeveloped	R (Rural Density Residential)	R-E(Rural Estates Clark County)
West	Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates)

The subject site is located within the Centennial Hills Sector of the Master Plan with an R (Rural Density Residential) land use designation, which is intended for a rural or semi-rural environment with allowable densities of up to 3.59 Units Per Acre. The R-PD3 (Residential Planned Development 3 Units Per Acre) zoning district is consistent with the Master Plan designation.

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

The subject site is not located within any special zones or districts.

DEVELOPMENT STANDARDS

Applicable code section 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sf	6,511 sf	Y
Min. Lot Width	60 feet	60 feet	Y
Min. Setbacks			
• Front to Garage	18 feet	18 feet	Y
• Front to House & Side Garage	10 feet	10 feet	Y
• Side	5 feet	5 feet	Y
• Corner	10 feet	10 feet	Y
• Rear	15 feet	15 feet	Y
Max. Building Height	35 feet	Single Story	Y

*The minimum lot size as per SDR-6929 is 6,500 square feet.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

<i>Open Space R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
14.29 acres	3.49 DUA	1.65	5.76%	35,854 sf	Zero	Zero	N

This proposal is deficient in the amount of required open space and a Variance (VAR-6930) has been approved to provide relief from this requirement. An Extension of Time (EOT-16574) for the Variance was approved October 19, 2006, with a one year expiration date. A second Extension of Time (EOT-23573) for the Variance was approved by the City Council on 9/19/07. The subject deviation is 35,854 square feet.

ANALYSIS

•General information

The request is for a tentative map for a 49-lot single-family residential subdivision on 14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue. Access to the site is from Corbett Street, a 60-foot collector. Thirty-seven foot private drives provide internal circulation and access to individual lots within the site.

•Cross Section

The submitted cross sections depict maximum natural grade between 0% and 2% across this site in both the north/south and east/west directions. 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. No retaining walls are shown and none of the screen walls along the boundary of the site are shown to be greater than six-feet in height.

•Special Conditions of Approval (from Zoning or SDPR)

1. All homes shall be single story.
2. The minimum lot size shall be 6,500 square feet and 10,000 square feet for lots backing up to Bronco Street.
3. A recorded Vacation of Corbett Street prior to the issuance of building permits.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0