



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-24300 - APPLICANT/OWNER: PECCOLE
PROFESSIONAL PARK, LLC

**** 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 Site Development Plan Review (SDR-3173) and the Rezoning (Z-0146-94).
3. 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.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

6. On the Final Map for this site, grant a Multi-Use Transportation Trail Easement in accordance with GPA12062 adjacent to this site

7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

8. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

9. 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 the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

10. 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

This is a request for a Tentative Map for a one lot commercial subdivision on 2.6 acres located on the northeast corner of Hualapai Way and Alta Drive. Currently an office building and corresponding parking exists on the parcel. The southeast portion of the lot is vacant.

A Tentative Map for a commercial subdivision was approved on the subject parcel in 2004. The Final Map followed in 2005 but was never recorded consequently, it expired. Based on the original approvals and subsequent development of the parcel, staff recommends approval of this Tentative Map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/95	The City Council approved a request to Rezone (Z-0146-94) the site from N-U (Non-Urban) zoning to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 12/08/94.
11/20/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3173) for a 41,059 square foot office building and a waiver of the perimeter landscaping standard on 2.67 acres adjacent to the northeast corner of Hualapai Way and Alta Drive. (Built in 2005). Staff recommended approval.
09/09/04	The Planning Commission approved a request for a Tentative Map (TMP-4914) for a one lot commercial subdivision on 2.67 acres adjacent to the northeast corner of Hualapai Way and Alta Drive. Staff recommended approval.
02/18/2005	A request for a Final Map (FMP-5974) Technical Review was approved for a one lot commercial subdivision on 2.96 acres adjacent to the northeast corner of Hualapai Way and Alta Drive. (Map Expired)
05/17/2006	The City Council approved a request to amend the Transportation Trails Element of the Master Plan (GPA-12062) to allow a five foot trail path where a ten foot trail path is required at the northeast corner of Hualapai Way and Alta Drive.
<i>Related Building Permits/Business Licenses</i>	
03/09/05	TI Build out - 4018100
03/10/05	Block Walls - 4016781
03/10/05	Trash Enc - 4015782
03/09/05	Shell Office Bldg - 4006503

LHM

04/11/05	Sign - 4021295
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07/12/05	TI Buildout for C of C - 5002590
08/05/05	TI - 5002111
02/24/06	TI Remodel - 5008520
11/17/06	TI for C of C 6004586
12/07/05	TI - 5006862
04/26/06	Crown Dental M18-03679
01/11/06	Pengilly Law Firm Q13-00428
02/23/07	Rodney Ballard I04-03408
03/07/07	Steven Roeth I04-03413
03/07/07	Comprehensive Finance K10-00229
04/26/06	Kevin Sutehall A13-04220
04/26/06	Tanya Lewis A13-04207
04/26/06	Mark Smith A13-04208
04/26/06	Michele Roberts A13-02972
Pre-Application Meeting	
08/10/07	Discussed with the applicant the submittal procedure, required documents and possible submittal and meeting dates.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
09/21/07	A field check of the subject property revealed a five foot screen wall is on the east property line separating the existing school from the subject parcel.

Details of Application Request	
Site Area	
Net Acres	2.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office / Parking	SC(Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	M (Medium)	R-3 (Medium Density Residential)
South	Alta Drive / Residential	ML(Medium Low)	R-PD7 (Residential Planned Development 7 DUA)
East	School	SC(Service Commercial)	C-1 (Limited Commercial)
West	Hualapai Way/Golf Course/Residential	PR-OS (Parks Open Space) ML (Medium Low)	PC (Planned Community)

<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

ANALYSIS

The proposed Tentative Map is being requested to allow for a One-Lot Commercial Subdivision on an existing developed commercial lot. The project is subject to Title 18 and Title 19 regulations for Tentative Maps with regard to traffic circulation, perimeter grades, and screen walls. Access to the project site is provided by ingress and egress driveways on Hualapai Way and Alta Drive. The site is developed with a 41,059 square foot office building and surface parking. A portion of the parcel remains undeveloped on the southeast corner.

FINDINGS

- **General information (Commercial)**

The proposed Tentative Map will allow for a One-lot Commercial Subdivision on a developed 2.56 acre site located on the northeast corner of Hualapai Way and Alta Drive. An office building and corresponding parking exists on the site. The southeast corner of the parcel is vacant. To the north of the site is residentially zoned undeveloped land. A school is adjacent to the east side of the parcel.

- **Cross Section**

Cross sections indicate a 20 foot wide public drainage and CLV sewer easement along the east property line. On the north property line the grade matches the existing grade of the abutting property. A perimeter wall on the east property line separates an existing school from the subject site.

- **Trails**

A meandering five foot wide sidewalk is shown along the Hualapai Way and Alta Drive frontages.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0