



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-25273 - APPLICANT/OWNER: SHELDON W. PAUL

** 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 the Zoning (ZON-24252) and Site Development Plan Review (SDR-24253).
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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

December 20, 2007 - Planning Commission Meeting

Public Works

7. The onsite street shall be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners Association on the Final Map for this site.
8. Grant the required Multi-Use Transportation Trail easement adjacent to Alexander Road on the Final Map for this site. The trail easement shall be within a common lot and shall be labeled on the Final Map as follows: Common Lot "___", fronting Alexander Road shall have a multi-use transportation trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 20-foot Multi-Use Transportation Trail along Alexander Road of which the entire width is to be privately maintained by the Homeowners Association.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR25253 and all other applicable site-related actions.
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 subdivision-related 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 nine-lot single family residential subdivision on 5.0 acres at the northwest corner of Alexander Road and Grand Canyon Drive. The proposed tentative map is in conformance with the approved Site Development Plan Review, and is recommended for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/21/01	The City Council approved an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.
03/02/05	The City Council approved a request for a Rezoning (ZON-5796) from: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to: R-PD2 (Residential Planned Development - 2 units per acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5797) for a proposed nine lot single-family residential development on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval.
05/12/05	The Planning Commission approved a request for a Tentative Map (TMP-6416) for a nine lot single family residential subdivision on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive.
10/11/07	The Planning Commission recommended approval of a Rezoning (ZON-24252) and a Site Development Plan Review (SDR-24253) for a nine lot single family subdivision on 5.0 acres located on the northwest corner of Grand Canyon Drive and Alexander Road.
11/07/07	The City Council approved a Rezoning (ZON-24252) to R-PD2 (Residential Planned Development 2 dua) and a Site Development Plan Review (SDR-24253) for a nine-lot single family subdivision on 5.0 acres located on the northwest corner of Grand Canyon Drive and Alexander Road.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits that pertain to this site.	
<i>Pre-Application Meeting</i>	
10/22/07	A pre-application was held with the applicant. The applicant explained that they had allowed the Tentative Map (TMP-6416) for Grand Canyon Estates to expire on 06/12/07. The requirements for submittal of a Tentative Map were discussed.

TMP-25273 - Staff Report Page Two
December 20, 2007 - Planning Commission Meeting

<i>Field Check</i>	
11/13/07	A site visit revealed the site is currently undeveloped.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
North	Undeveloped [Clark County]	Clark County	Clark County
South	Single Family Residential	L (Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Undeveloped [Clark County]	Clark County	Clark County
West	Undeveloped [Clark County]	Clark County	Clark County

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

* A Multi-use Transportation (Non-Equestrian) Trail is required on the south boundary of the proposed development.

DEVELOPMENT STANDARDS

Pursuant to applicable code section 19.06

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	14,815 S.F.	14,815 S.F.	Y
Min. Setbacks			
• Front of house	10 Feet	N/A	N/A
• To Garage Door	18 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	10 Feet	N/A	N/A
• Rear	10 Feet	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	N/A	N/A

**TMP-25273 - Staff Report Page Three
December 20, 2007 - Planning Commission Meeting**

Pursuant to applicable code section Title 19.12

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 feet		9 Feet*	Y

* A natural slope of two percent or less and requiring a retaining wall may have a four-foot retaining wall and a six-foot screening wall for a maximum height of 10-feet. The nine-foot perimeter wall is located on the northern boundary and consists of a three-foot retaining and a six-foot screen wall.

Open Space is not required for this project, as less than 12 dwelling units are proposed.

ANALYSIS

The proposed development will consist of nine single-family homes on five acres with a density of approximately 1.8 dwelling units per acre. Entrance to the subdivision is from Grand Canyon Drive, a Secondary (80-foot) Collector Street as indicated on the Master Plan of Streets and Highways. Open space is not required in this development, as it will contain less than 12 residential dwelling units.

•General information

Overall the tentative map conforms to the approved Site Development Plan Review (SDR-24253) for this site. The nine lots range in size from 14,815 square feet for the smallest lot to the largest at 16,021 square feet. Entrance to the site is from Grand Canyon Drive via a 60-foot wide private entrance street. Site circulation is provided by a 39-foot wide north-south private street, terminating in cul-de-sacs.

•Cross Section

The submitted cross section drawings indicate a natural slope of less than two percent. With a grade of two percent or less the Design Standards allow a maximum exposed wall height of 10 feet (a four-foot retaining wall with a six-foot screen wall). The submitted wall elevations indicate compliance with this standard. The drawings indicate the perimeter walls vary in height with a maximum of six-foot screening with three-foot retaining walls. The total vertical wall face adjacent to the northern boundary is ninefeet.

•Trails

As required by Title 18 a 20-foot wide Multi-use Transportation Trail is shown along the south property line and on the north side of Alexander Road. The 20-foot wide trail will consist of a five-foot wide landscape corridor, a 10-foot wide sidewalk and a five-foot wide transition strip adjacent to Alexander Road.

•**Special Conditions of Approval**

Conformance to the conditions for Rezoning (ZON-24252) and Site Development Plan Review (SDR-24253), if approved.

Building height shall not exceed two stories or 35 feet, whichever is less.

The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage and 18 feet to any garage door as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0