

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-25492 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, 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. The previous Tentative Map (TMP-22586) approval shall be expunged.
3. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-25875) and Master Plan of Streets and Highways Amendment (MSH-25695) shall be required.
4. All development shall conform to the Conditions of Approval for Rezoning (ZON-20543), Major Modification (MOD-22589), the Kyle Canyon Development Standards and Design Guidelines, and the Kyle Canyon Development Agreement.
5. The Final Map shall include the appropriate notations regarding the required Equestrian Trail on the north side of Grand Teton Drive. The trail shall be in compliance with the applicable street cross sections approved as a part of the Kyle Canyon Development Standards and Design Guidelines.
6. The Final Map shall demonstrate adequate legal access to Lot 105 in compliance with LVMC Title 19.08.030.
7. Street names must be provided in accordance with the Citys Street Naming Regulations and must correspond to the list of street names as approved by the Department of Fire Services and the Department of Planning and Development.
8. 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.

TMP-25492 - Conditions Page Two
December 20, 2007 - Planning Commission Meeting

9. 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. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof. 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.
10. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

11. Dedicate those portions of the City's northern beltway that are within the boundaries of this Parent Tentative Map on the Parent Final Map.
12. Dedicate all Village Street right-of-way, including appropriate radius corners and turn lanes in accordance with the approved deviation from Standard Drawing #201.1 (DVN-24017), bus turnouts in accordance with the approved deviation from Standard Drawing #234.1 and 234.3 (DVN-25489), and grant traffic signal easements on the Parent Final Map. The traffic signal easements shall be defined within an area bounded by the back of curb (right-of-way BC) with either a 25-foot or 30-foot radius, whichever is applicable, and a chord 5-foot beyond both BCRs (location of a standard sidewalk). Comply with the requirements of the Kyle Canyon Development Agreement and Design Guidelines and the approved Master Traffic Study and any approved updates.

TMP-25492 - Conditions Page Three
December 20, 2007 - Planning Commission Meeting

13. The Final Map shall provide detailed dimensions for all right turn/dual lefts dedications (Standard Drawing #201.1) and bus turn out dedications (Standard Drawing #234.1 and/or #234.3) in accordance with the approved deviations, Master Traffic Study and any approved updates.
14. The Final Map shall show and label all existing right-of-way and easements, including the existing right-of-way grant for the northern beltway.
15. The Final Map shall reference the document numbers for the Nevada Department of Transportation roadway right-of-way and/or easements adjacent to this site that cover U.S. Highway 95 and frontage roads. This Tentative Map does not clearly identify the Not a Part pieces adjacent to U.S. Highway 95; clarify on the Final Map.
16. Prior to recordation of this map, submit proof acceptable to the City Engineer that the Nevada Department of Transportation (NDOT) has reviewed the map for accuracy of the depiction of existing NDOT rights-of-way and easements.
17. Coordinate with the City Engineers office regarding the Horse Interchange and Kyle Canyon Interchange projects to address impacts, if any, to the Final Map. Comply with the recommendations of the City Engineer prior to recordation of the Final Map, which may include dedication of right-of-way.
18. Prior to recordation of the Final Map, record the Shaumber Road Access Zones exhibit that was approved in the Master Traffic Study Update, Section 2 of the Appendix, dated and stamped June 5, 2007 and provide a copy of the recorded document to the Development Coordination Section of the Department of Public Works. Include the following note on the Final Map, This map shall comply with the Shaumber Road Access Zones. This note shall include the recorders information. This will ensure the access locations identified in the Master Traffic Study along Shaumber Road are adhered to. No deviations to the vehicle connectivity from parcels to Shaumber Road, as depicted by the access site plan in the approved Master Traffic Study shall be permitted unless such changes are approved by the City Traffic Engineer.
19. Design Drawings stamped by a Civil Engineer of the Shaumber Road/Grand Teton Drive intersection must be submitted to and approved by Nevada Power Company and the City Traffic Engineer prior to submittal of the Final Map mylar for this site. The Final Map shall dedicate all appropriate right-of-way required to support this engineered solution. In addition, any expenses involved in moving Nevada Power poles to accommodate the agreed upon solution shall be bonded by the Master Developer prior to recordation of the Final Map for this site unless a Special Improvement District (SID) including pole relocation is approved and funded. The bond shall be released upon the SID being approved and funded.

TMP-25492 - Conditions Page Four
December 20, 2007 - Planning Commission Meeting

20. The submitted Master Drainage Study Update must be approved by the Department of Public Works prior to the recordation of a Final Map. Provide and improve all drainageways as recommended in the approved drainage plan/study.
21. Grant Traffic Signal Chord Easements at Hualapai Way and Kyle Heights Parkway (Horse Drive) on the Final Map.
22. On sheet T3 and T6, the public sewer required in the approved Master Sewer Study is not shown within Mount Prospect Drive (Adiago).
23. On sheet T7, the public sewer required in the approved Master Sewer Study is not shown within the private access easement on the west side of Egan Crest Way.
24. On sheet T10, Prairie Song Court 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 Master Homeowners Association on the Final Map for this site.
25. Per the Master Traffic Study Condition of Approval No. 7, a fourth intersection leg is not permitted at Mountain Rain Road (Libretto Place) and Iron Mountain Road due to restricted sight visibility safety issues. This map has identified a deceleration lane on Sheet T15. This must not be shown on the Final Map unless it can be supported via an update to the Master Traffic Study and is approved by the City Traffic Engineer.
26. Driveways shown along the Grand Canyon Drive and Iron Mountain Road curve have not been approved at this time. Approved locations per the approved Master Traffic Study or subsequent updates shall be depicted on the Final Map.
27. On sheets T19, T20 and T26 the public sewer required in the approved Master Sewer Study is not shown within the private access easement on the west side of Tee Pee Lane.
28. On sheet T20, it is noted that cross section label D-5/T32 is not correct and instead should be labeled as a private access easement as was done on Sheet T7, Note 3.
29. On the Final Map for this site, show and label the existing access easement that serves Assessors Parcel Number 125-06-002-008 shown on Sheet T25 of this Tentative Map.
30. The Final Map shall show and label the location of Site Visibility Restriction Zones at all street intersections and shall provide the following definition: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from

TMP-25492 - Conditions Page Five
December 20, 2007 - Planning Commission Meeting

the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as Privately Maintained. SVRZs are not required to be shown extending into public right-of-way on the Parent Final Map. Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.

31. An Amendment to the Master Plan of Streets and Highways for appropriate Village streets being dedicated on the Parent Final map, such as MSH-25695, shall be acted upon by City Council prior to the recordation of the Parent Final Map.
32. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way by adding a note within the Owners Certificate on the Final Map to read, A minimum 5-foot wide pedestrian walkway easement is hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within public street right-of-way, together with the right of ingress thereto and egress therefrom these easements.
33. The equestrian trail adjacent to Grand Teton Drive shall be a common lot and labeled as follows: Common Lot " __ " (a Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowners Association prior to conveyance) fronting Grand Teton Drive shall have an equestrian trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 25-foot Equestrian Trail along Grand Teton Drive. In addition, the following statement should be added to the end of the Owners Certificate I/we hereby acknowledge that non-residential lots (i.e. Lot __), an Equestrian Trail, will be conveyed to the City of Las Vegas within one year of the recordation of this map.
34. Landscape and maintain all unimproved right-of-way in accordance with the Kyle Canyon Development Agreement and Design Guidelines.
35. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public rights-of-way adjacent to this site.
36. Bonds for monuments associated with this map may be required prior to the recordation of this Map for this site.
37. A Master Streetlight Plan for Village Streets must be submitted to the Department of Public Works prior to the submittal of any construction drawings for this site that include streetlights.
38. Site development to comply with the Kyle Canyon Development Agreement and Design Guidelines, the approved Master Traffic, Drainage and Sewer Studies and all approved updates to these studies, Major Modification MOD-22589 and all other applicable site-related actions.

December 20, 2007 - Planning Commission Meeting

39. 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 additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. 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 approval of a Tentative Map for a 105-lot subdivision on 1,712.97 acres generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east.

This map is unique in that it will serve as the guide for the further subdivision of land within the Kyle Canyon Development Standards and Design Guidelines area by other developers. The lots shown on the proposed Tentative Map are not individual parcels, but rather pods that will each contain a separate development and land use designation. The Master Development Plan allows for a variety of residential density categories, as well as commercial and public uses. Staff is recommending approval of this parent tentative map as the next step in the development process for this area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/03/01	The City Council approved a petition (A-0019-99) to annex property generally located on the northwest corner of Hualapai Way and Grand Teton Road containing 667 acres of land.
04/02/03	The City Council approved a request to Rezone (ZON-1364) portions of property along the Rancho Corridor in an attempt to clean up the disparity between the zone and general plan designations in this area. The Planning Commission and staff recommended approval.
05/19/04	The City Council approved a request to amend a portion of Map 10 of the Centennial Hills Sector of the General Plan (GPA-4044) to realign power line corridors within the Cliffs Edge Master Development Plan area. The realignment placed power lines on the north side of Grand Teton Drive, within the Kyle Canyon area and within the overall subject parcel. The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a request to amend the Master Plan Recreation and Transportation Trail Elements (GPA-5157) to re-designate portions of proposed alignments in developed areas as pedestrian paths. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request to adopt the Northwest Open Space Plan (DIR-5543) for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive. The Planning Commission and staff recommended approval.

TMP-25492 - Staff Report Page Two
December 20, 2007 - Planning Commission Meeting

01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development) and PF (Public Facilities), to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a request (GPA-12339) to amend Map Eleven of the Centennial Hills Sector Plan to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the proposed substation. The Planning Commission and staff recommended approval.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13535) and Special Use Permit (SUP-13536) to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Rezoning (ZON-20543) and Development Agreement (DIR-21605) to adopt the Kyle Canyon Development Standards and Design Guidelines and the Development Agreement for the Kyle Canyon Master Plan area. The Planning Commission and staff recommended approval.
07/18/07	The City Council approved a Review of Condition (ROC-22954) to remove extraneous conditions from a Rezoning (ZON-20543) approval. This rezoning action approved the Kyle Canyon Development Standards and Design Guidelines. Staff recommended approval.
07/05/07	Staff administratively approved a Parcel Map (PMP-22508) technical review for a merger and resubdivision of two lots on 80.48 acres on the east side of US-95, approximately 2700 feet south of Kyle Canyon Road. This map recorded on 07/31/07.
08/15/07	The City Council approved a Major Modification (MOD-22589) to amend the Kyle Canyon Development Standards and Design Guidelines to realign a major roadway and clarify street cross sections within the plan area. Further, a Tentative Map (TMP-22586) for a Parent Tentative Map for the Kyle Canyon Master Plan area was approved. The Planning Commission and staff recommended approval.
09/11/07	The applicant filed a Final Map (FMP-24541) technical review for a Parent Final Map for the Kyle Canyon Master Plan area. This application has not received final blue line approval nor has an action letter been sent pending approval of this new version of the Tentative Map and any necessary revisions to the submitted plans.

TMP-25492 - Staff Report Page Three
December 20, 2007 - Planning Commission Meeting

09/19/07	The City Council approved a General Plan Amendment (GPA-20469) to change the land use designation from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development); a Rezoning (ZON-22351) to change the zoning from U(Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial), and C-2 (General Commercial) to T-D (Traditional Development); a Rezoning (ZON-20475) to add 51.38 acres to the G-O (Gaming Enterprise Overlay) District; and a Special Use Permit (SUP-20478) to allow a non-restricted gaming facility. The Planning Commission and staff recommended approval.
01/10/08	The Planning Commission is scheduled to hear a request to amend the Master Plan of Streets and Highways (MSH-25695) and a Major Modification (MOD-25875) to the Kyle Canyon Development Standards and Design Guidelines to update the appropriate street names and roadway alignments proposed as a part of this Tentative Map application.
Related Building Permits/Business Licenses	
There are no building permits or businesses licenses related to this site or action.	
Pre-Application Meeting	
05/31/07	A pre-application meeting was held and elements of this application were discussed. A number of Public Works concerns were addressed as well as a timeline for the submittal in connection with other applications under review by various departments. Submittal requirements were discussed. NOTE: This is a new version of an approved Tentative Map (TMP-22586) that was submitted based on the above-referenced pre-application meeting. The current submittal corrects inconsistencies that arose during the Final Map Technical Review (FMP-24541) processing and no new pre-application meeting was required.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
06/08/07	The Department of Planning and Development conducted a site visit that found that this is unimproved desert with a few subdivision directional signs for area subdivisions. There are some abandoned structures and trash dumped in scattered places. There are also dispersed homes in the area.

Details of Application Request	
Site Area	
Gross Acres	1,712.97

TMP-25492 - Staff Report Page Four
December 20, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
	Undeveloped	PCD (Planned Community Development)	R-E (Residence Estates)
	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
	Single-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
	Undeveloped	ML (Medium-Low Density Residential)	R-E (Residence Estates)
	Public School, Primary	PCD (Planned Community Development)	C-V (Civic)
	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development 3 Units Per Acre)
	Single-Family Residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development 6 Units Per Acre)

**TMP-25492 - Staff Report Page Five
December 20, 2007 - Planning Commission Meeting**

	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Undeveloped	Clark County	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Kyle Canyon	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-D (Traditional Development) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

ANALYSIS

This area is within the Centennial Hills Sector Plan of the General Plan. The subject parcels are designated TND (Traditional Neighborhood Development) on the Land Use Map, which allows for development that is characterized as a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. It is intended to be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. The TND (Traditional Neighborhood Development) category differs from other designations by focusing on pedestrian-oriented neighborhoods that de-emphasizes gated, private streets, cul-de-sacs and perimeter walls along the roadways.

The proposed parent map is to merge and resubdivide the existing parcels into 105 lots or pods that will then be available for development as a part of the Kyle Canyon Master Plan. This is a new version of the previously approved Tentative Map (TMP-22586) that was approved by the City Council on August 15, 2007. This submittal corrects inconsistencies that arose during the Final Map Technical Review (FMP-24541) processing and review stages. Provided the proposed Master Plan of Streets and Highways Amendment (MSH-25695) and Major Modification (MOD-25875) are approved and all conditions included as a part of this review are adhered to, the map complies with the Kyle Canyon Development Standards and Design Guidelines and City requirements. Staff is recommending approval.

FINDINGS

•General information (Residential/Commercial)

The proposed Tentative Map depicts the area generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east. The map is divided into pods, or neighborhoods, which will be developed and mapped individually by other builders. The land use for each pod is described within the approved Kyle Canyon Development Standards and Design Guidelines. All streets shown are public streets.

•Cross Section

Cross sections of the proposed parent Tentative Map are for the major streets through the master planned community and are generally in compliance with the approved development standards and the approved Major Modification (MOD-22589). A new Major Modification (MOD-25875) and a Master Plan of Streets and Highways Amendment (MSH-25695) to update the street names and alignments reflected here will be heard subsequent to this review and must be approved prior to the approval of the Final Map Technical Review (FMP-24541) that corresponds to this map and the provided cross sections. The individual subdivisions that will be carved out of this parent map will provide cross sections in greater detail.

•Trails

Per Title 18.08.100, all trails that are required in accordance with the Citys Master Plan and ordinances shall be indicated on the Tentative Map. The required Multi-Use Equestrian (Recreation) Trail is not shown on the proposed map. A condition of approval of the Tentative Map will require that the Parent Final Map denote the trail requirements. Cross sections of the streets shown on the map indicate that the Multi-Use Equestrian Trail is planned for the north side of Grand Teton Drive, in accordance with the Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements and the Joint Parks and Trails Plan (Interlocal Agreement).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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