



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-25708 - FARM/JENSEN II - APPLICANT/OWNER:
WAGNER 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 Site Development Plan Review (SDR-5490), Rezoning (ZON-5488), Waiver (WVR-5603) and the Grand Teton Master Plan Development Standards.
3. Street names must be provided in accordance with the Citys Street Naming Regulations.
4. Revised perimeter wall elevations shall be submitted to and approved by the Planning and Development Department prior to submittal of Civil Improvement Plans to reflect an eight foot wall measured from the finished grade on the higher side of the wall (detail 8 TM2) on the northeast portion of the site, pursuant to LVMC Title 19.12.
5. 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.
6. 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

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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.

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

Public Works

8. The onsite street shall be labeled as a private street, 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.
9. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Provide public sewer easements for all public sewers not located within existing public street rightofway prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
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 the issuance of any grading or building permits, submittal of 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.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5488, Site Development Plan Review SDR-5490 and all other applicable site-related actions.

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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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 21-lot single family residential subdivision on 5.15 acres) adjacent to the northeast corner of the proposed alignments for Jensen Street and Farm Road. The proposed subdivision is within the boundaries of the Grand Teton Village Master Development Plan.

This map is to replace a tentative map that was originally approved in 2005, and expired in 2007. Additional common space has been included in the proposed tentative map. Staff recommends approval of this tentative map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/04/02	The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and Staff recommended approval.
01/02/05	The City Council approved a Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], a Site Development Review (SDR-5490) and a Waiver (WVR-5603) for intersection offset. The Planning Commission and Staff recommended approval.
09/07/05	A Waiver (WVR-6606) for wall heights was withdrawn without prejudice by the applicant. The Planning Commission and Staff recommended denial.
11/03/05	The Planning Commission approved a request for a Tentative Map (TMP-6603) for a 21- lot single family residential subdivision on 5.15 acres adjacent to the northeast corner of the proposed alignments Jensen Street and Farm Road, with a two year time limit. This map expired in November 2007.
02/02/07	The City Council approved a request for an Extension of Time (EOT-18957) of an approved Site Development Plan Review (SDR-5490) that allowed a 21-lot single family residential development on 5.0 acres adjacent to the northeast corner of the proposed alignments for Farm Road and Jensen Street.
05/02/07	The City Council approved a request for an Extension of Time (EOT-18956) of an approved Rezoning (ZON-5488) From: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of the proposed alignments for Farm Road and Jensen Street.
<i>Related Building Permits/Business Licenses</i>	
12/18/06	Code Violation A-Refuse / WS 1 Refuse Waste Code (CLOSED)

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Pre-Application Meeting	
11/27/07	Applicant explained TMP-6603 for a 21 lot single family subdivision had expired. Details of a Tentative Map re-submittal for this project were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
12/06/07	Adjacent to the north and east sides of parcel are PD residential developments. The site is typical desert. Piles of dirt/gravel have been dumped on the north end of parcel. The alignment for Jensen Street has not been constructed. Farm Road ends at Topaz Creek Street. A power corridor along Farm Rd and south side of subject parcel.

Details of Application Request	
Site Area	
Gross Acres	5.15
Net Acres	4.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community)
North	Single Family Residential	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community)
South	Single Family Residential / Farm Road	R (Rural Density Residential)	Clark County
East	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PR-OS (Parks and Open Space)	U[(PR-OS) Parks/Recreation/Open Space]

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		
Grand Teton Village	X		Y
Special Districts/Zones	Yes	No	Compliance
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

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Special Area Plan

This site is located within the Grand Teton Master Development Plan Area. The subject parcel is zoned PD (Planned Development) and is consistent with the Grand Teton Village Master Development Plan. The site plan conforms to the requirements of the PD zoning district.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	4,943 S.F.	Y
Min. Lot Width	N/A	50 Feet	Y
Min. Setbacks			
• Front			
House	12 feet	12 feet	Y
Garage	18 feet	18 feet	Y
• Side	5 feet	5 feet	Y
• Corner	5 feet	5 feet	Y
• Rear	15 feet	15 feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 feet	2 Stories / 35 feet	Y
Private / Public	Private	Private	Y

The proposed development is in conformance with the applicable standards for setbacks, building height, and lot sizes as set forth in the Grand Teton Village Master Development Plan.

Open Space Standards

This site is located within the Grand Teton Village Master Development Plan. Section 4.4 of the plan states, that a total of 3.88 acres of open space shall be built within the total residential area of the plan, and shall be distributed proportionately across the 128.7 acres of residential property. This requirement amounts to approximately 0.03 acres of open space per acre of development. In this case, the development has a total area of five acres. This amounts to an open space requirement of 0.15 acres within the proposed development. The submitted site plan is providing approximately 0.77 acres (33,976 square feet) of open space. As a result the proposed site plan exceeds the open space requirements of the Plan.

FINDINGS

•General information (Residential)

The subject Tentative Map is for a 21-lot single-family residential development zoned PD (Planned Development) with a maximum density of eight units per acre. The proposed project consists of 21 lots on 4.08 acres with a gross density of four units per acre. The applicant has provided 33,976 square feet of Open Space where only 6,534 square feet are required. Access to the site will be provided from Jensen Street, a proposed 60-foot right-of-way. Internal access within the site is provided via a 42-foot wide private street.

•Cross Section

The submitted east/west cross sections depict maximum natural grade between two percent and four percent across this site. Per Title 19.12.075 a development with natural slope greater than two percent, that will contain a screening wall and a retaining wall will be required, is allowed a maximum six-foot retaining wall. The minimum height of the screening wall shall be six feet, with the maximum height of eight feet. No retaining is proposed along the western boundary. Along the eastern boundary a maximum retaining wall height of two-feet topped with a 6.34-foot screen wall is proposed that will abut an existing 6.34-foot screen wall.

The submitted north/south cross section depicts maximum natural grade between zero percent and two percent across this site. Wall standards in Title 19.12.075 for a development with a natural slope of two percent or less, where a retaining wall is required, allows a maximum four-foot retaining wall. The retaining height along the southern boundary is two foot maximum that faces internal to the site topped by a six-foot screen wall. There is a two course stem wall proposed along the southern boundary separated by 10 feet of landscaping and a six-foot screen wall (wrought iron adjacent to the park). The retaining height along the southern boundary is two foot maximum that faces internal to the site.

The northern boundary has several different wall sections due to existing walls and the existing grade condition north of the site. One area will consist of a completely internal wall face that will abut an existing wall (detail 6 Sheet TM2). Another area will consist of a 1.5-foot retaining wall topped with a six-foot screen wall that will abut an existing wall (detail 5 Sheet TM2). Lastly, from the center of the private street cul-de-sac easterly and adjacent to the common element on lot 12, the proposed retaining wall has a maximum height of six-feet separated by a four-foot landscape offset area and another six-foot retaining wall topped with a six-foot screen wall (detail 8 Sheet TM2). Per Title 19.12.075 the total vertical plane of both walls shall not exceed twelve

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feet, measured from the finished grade on the lower side of the wall to the top of the wall, with a maximum height of eight feet measured from the finished grade on the higher side of the wall to the top of the wall. This side of the wall exceeds the maximum height of eight feet and requires a revision reducing the height of the proposed wall at this location.

•Trails

There are no proposed trails adjacent to the subject site.

•Special Conditions of Approval (from Zoning or SDPR)

All development shall be in conformance with the site plan and building elevations, date stamped December 18, 2007, except as amended by conditions.

A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.

The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0