



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: APRIL 10, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: TMP-27005 - ROSADA PARK - APPLICANT/OWNER: BECKY L. STEIN**

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**\*\* 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. Street names must be provided in accordance with the Citys Street Naming Regulations.
3. 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.
4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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**Public Works**

6. Dedicate a 15 foot radius on the southwest corner of Rosada Way and Leon Avenue prior to the issuance of any permits.
7. Construct rural half-street improvements on Rosada Way and Leon Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of asphalt pavement including appropriate overpaving and 30-inch rolled curb on the development side of the street. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. The installation of sidewalk shall be deferred. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Rosada Way, Leon Avenue and the interior public streets. Install all appurtenant underground facilities, if any, adjacent to this site including those needed for the future traffic signal system concurrent with development of this site. The interior streets may be constructed at 47 feet with L curb or at 49 feet with Roll curb. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. 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.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
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

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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.

11. Site Visibility Restriction Zones (SVRZ) shall be indicated on the civil improvement plans, not on the Final Map.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a request for a Tentative Map for a nine-lot single family residential subdivision on 4.54 acres adjacent to the southwest corner of Leon Avenue and Rosada Way. A cul-de-sac provides access from Rosada Way to the lots. The largest of the nine parcels will have access directly from Rosada Way.

The proposed subdivision consists of large lots of 20,000 square feet or more, and is compatible with the surrounding properties. The map conforms to the applicable standard requirements set forth in Title 19.08 for R-E (Residence Estates) zoned lots, therefore, staff recommends approval of the tentative map, subject to conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
1964	A-63-64
<b><i>Related Building Permits/Business Licenses</i></b>	
08/20/07	Civil Plan 23990 (Open)
10/23/07	L-Covenant 25234
<b><i>Pre-Application Meeting</i></b>	
02/13/08	A pre-application meeting was held and the requirements of the Tentative Map submittal were discussed. Additional wall and cross section detail was asked of the applicant.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required nor was one held.	
<b><i>Field Check</i></b>	
03/04/08	Existing on the parcel is a mobile home, trailers, boats, cars, a shed, and old fencing for make shift animal corrals. Discarded tires and trash litter the site. A block wall, six feet in height, is along the south property line.
<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	4.45

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Residential mobile home and ranch facility	R (Rural Density Residential)	R-E(Residence Estates)
North	Rosada Way / Equestrian Stable	R (Rural Density Residential)	R-E(Residence Estates)
South	Equestrian Stable	R (Rural Density Residential)	R-E(Residence Estates)
East	Single Family Residential	R (Rural Density Residential)	Leon Avenue / R-PD9(Residential Planned Development 9 Units Per Acre)
West	Undeveloped Parcel	R (Rural Density Residential)	R-E(Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		X	
A-O Airport Overlay District (175)	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>	X		Y
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**Rural Preservation Overlay District**

The subject site falls within a Rural Preservation Overlay District. Nevada Revised Statute 278 as well as Title 19 limits residential development within such districts to an average density of three residential dwelling units per acre. The subject site as proposed will be built at a density of two units per acre and is in compliance with the designation of the Rural Preservation Overlay District.

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	20,000 Sq. Ft.	20,000 Sq. Ft.	Y
Min. Lot Width	100 Feet	113.35 Feet	Y
Min. Setbacks			
• Front	50 Feet	50 Feet	Y
• On a Cul-De-Sac	20 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	25 Feet	Y
• Rear	35 Feet	35 Feet	
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	9	9	Y
Max. Density	3.59 du/ac	2 du/ac	Y
Private/Public Street	Public	Public	Y
Min. Street Width	47 Feet	47 Feet	Y

**ANALYSIS**

The proposed development will consist of nine single-family homes on 4.45 acres, at a density of approximately two dwelling units per acre. Lots are accessed from 47-foot wide public cul-de-sac streets. Site access to each of the two cul-de-sacs is provided from Rosada Way, a 60-foot wide public street. The proposed nine-lot development conforms to the standard requirements set forth in Title 19.08 for R-E (Residence Estates). A six-foot wide streetscape along both Rosada Boulevard and Leon Avenue is being provided.

**FINDINGS**

**•General information**

This site is designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-E (Residence Estates) zoning designation is one of the two zoning districts consistent with the R (Rural Density Residential) category of the General Plan and therefore is in conformance with the General Plan. The site is located in a Rural Preservation Overlay District (RPOD), this allows a maximum of two dwelling units per acre. This proposed development has a density of two units per acre and is in compliance with the requirements of the RPOD.



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A copy of the Tentative Map was routed to the Southern Nevada Health District for their review and comment. The map was not approved by them for the following reasons:

1. Water and Sewer agencies must be provided.
2. Provide the seasonal high groundwater depth below grade or provide a statement that seasonal high groundwater is greater than 20 below the ground surface.

The engineer of record will submit a corrected map directly to the Health District.

**•Cross Section**

Cross sections of the proposed Tentative Map indicate a less than two percent slope across from north to south. A six foot tall block wall exists along the south property line. A six foot high split face decorative block wall will be constructed on a portion of the east property line along Leon Avenue. Noted on the submitted map is no interior block walls or a block wall along Rosada Way is planned at this time. Any screening and/or retaining walls must meet the standard set forth in Section 19.12.075 of the Municipal Code.

**•Trails**

There are no trails adjacent to this project.

**•Special Conditions of Approval (from Zoning or SDPR)**

There are not any special conditions.

**NOTICES MAILED**            N/A

**APPROVALS**                    0

**PROTESTS**                      0