



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 25, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-29348 - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP

**** 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-28324), Variance (VAR-28322) and the Cliffs Edge Master Development Plan and Design Guidelines.
3. Street names must be provided in accordance with the Citys 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.

TMP-29348 - Conditions Page Two
September 25, 2008 - Planning Commission Meeting

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

Public Works

7. A Petition of Vacation for Rome Boulevard, such as VAC-25984, shall record prior to the issuance of any permits or the recordation of a Final Map overlying or abutting this area, whichever may occur first.
8. Dedicate a minimum width of 47 feet of right-of-way for the full width of a public street that ties into the Darling Road alignment.
9. Grant pedestrian access easements for all public sidewalks located outside of the public street right-of-way.
10. The Final Map for this site shall indicate the proposed Darling Road right-of-way limits where crossing private drives.
11. The Final Map for this site shall provide an access easement across common element II adjacent to this site as shown on the Cliffs Edge Parent Map, Page 118, Book 88.
12. The dimensions of the driveways accessing this site from Darling Road do not meet Uniform Standard Drawing #222a for gates and therefore shall not be gated. A note to this affect shall be included on the Final Map for this site.
13. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
14. Prior to the submittal of any construction drawings for this site, meet with the Collection Systems Planning Section of the Department of Public Works to determine an appropriate point of connection for this site to the public sewer system.
15. Landscape and maintain all unimproved rightsofway, if any, adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements, if any, adjacent to this site prior to occupancy of this site.
17. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of a Final Map for this site.

TMP-29348 - Conditions Page Three
September 25, 2008 - Planning Commission Meeting

18. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliffs Edge Parent Map, Cliffs Edge Development Standards, Design Guidelines and Development Agreement, the Sight Distance Along Shaumber Road within Cliffs Edge design document dated March 4, 2004 and all other applicable site-related actions.

19. 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 proposed 234-unit Condominium development on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. The site is bisected by Darling Road, which will provide access from the north and south halves of the property to Shaumber Road. As the Tentative Map is in conformance with the approved Site Development Plan Review (SDR-28324) for the site, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject site. The Planning Commission and staff recommended approval of this request. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliffs Edge area, and approved the related Cliffs Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval of this request.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliffs Edge area, and approved text modifications to the related Cliffs Edge Master Development Plan to address conditions of approval of Rezoning (ZON-1520). The Planning Commission and staff recommended approval of this request.
11/20/03	The Planning and Development Department administratively approved a request for a Minor Modification to the Cliffs Edge Master Development Plan (MOD-3189) allowing reduced street widths under certain conditions in limited portions of the Plan area.
02/18/04	The Cliffs Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval of this request.

TMP-29348 - Staff Report Page Two
September 25, 2008 - Planning Commission Meeting

05/05/04	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan (MOD-2955) to change land use designations from VC (Village Commercial) to ML (Medium-Low Density Residential) and M (Medium Density Residential); from M (Medium Density Residential) to R-SL (Residential-Small Lot); and from ML (Medium-Low Density Residential) to PF [(Public Facilities) Pump & Reservoir]; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval of this request.
05/27/04	The Planning and Development Department administratively approved a request for a Minor Modification to the Cliffs Edge Master Development Plan and Design Guidelines (MOD-4237) to include an exhibit depicting cross sections for private interior residential streets.
06/16/04	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliffs Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliffs Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.
08/03/05	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan (MOD-6279) to change land use designations from ML (Medium Low Density Residential) to L (Low Density Residential) and RSL (Residential Small Lot), from L (Low Density Residential) to ML (Medium-Low Density Residential), from RSL (Residential Small Lot) to ML (Medium-Low Density Residential) and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: Sections 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and Exhibits 2, 7a,7b, 8a, 14a, 14b, 14c, 15 and 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval of this request.
11/16/05	The City Council approved a request for a Major Modification to the Cliffs Edge Master Development Plan and Design Guidelines (MOD-9174) to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the Design Guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli. The Planning Commission and staff recommended approval of this request.

TMP-29348 - Staff Report Page Three
September 25, 2008 - Planning Commission Meeting

02/15/06	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10531) to change land use designations from M (Medium Residential) to RSL (Residential Small Lot), to modify Section 2.2 and the accompanying exhibit of the Master Development Plan and to modify Section 2.1, Exhibit 2-4 of the Design Guidelines to reflect changes to the land use categories on two separate parcels (Pod 113 - located on 17.1 acres adjacent to the southwest corner of Farm Road and Hualapai Way and a portion of Pod 308 - located on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road). The Planning Commission and staff recommended approval of this request.
03/13/06	The Planning and Development Department administratively approved a request for a Minor Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-10809) to revise and clarify Section 6 (Entry and Wall Guidelines) of the Cliffs Edge Master Development Plan and Guidelines.
08/10/06	The Planning Commission tabled a Tentative Map (TMP-14763) for a 163-lot single-family residential subdivision on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (Pod 308) at the applicants request.
04/04/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-19114) to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards, to allow three-story single-family dwellings with a maximum height of 38 feet and to add a sign standard section. The Planning Commission and staff recommended approval of this request.
09/19/07	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-22968) to change the land use designation from RSL (Residential Small Lot) to M (Medium Density), to modify Section 2.2 and the accompanying Table 1 of the Master Development Plan and to modify Section 2, Exhibit 2 of the Design Guidelines to reflect changes to the land use categories on a parcel, noted as a portion of Pod 308 and located on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval of this request.
02/20/08	The City Council approved a request for a Site Development Plan Review (SDR-25985) for a 234-unit, three-story condominium development on 11.3 acres at the northeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval of this request.

TMP-29348 - Staff Report Page Four
September 25, 2008 - Planning Commission Meeting

08/06/08	The City Council approved a request for a Site Development Plan Review (SDR-28324) for a 234-unit, three-story Condominium development with Waivers to allow a six-foot perimeter landscape buffer where 10 feet is required; 43,180 square feet of open space where 44,195 square feet was approved; a zero-foot upper floor setback from parking where two feet is required and zero parking lot landscape islands where 10 are required and a Variance (VAR-28322) to allow 362 parking spaces where 369 spaces are required for a proposed 234-unit Condominium development on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road. The Planning Commission recommended approval of these requests, whereas staff recommended denial.
Related Building Permits/Business Licenses	
There are no relevant building permits or business licenses associated with this application.	
Pre-Application Meeting	
07/29/08	A pre-application meeting was held with the applicant where elements of submitting a Tentative Map application were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
08/19/08	A field check was performed by staff at the subject site. The site was noted to be vacant, undeveloped desert which generally sloped downward from northwest to southeast.

Details of Application Request	
Site Area	
Gross Acres	9.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [M (Medium Density Residential) Cliffs Edge Special Land Use Designation]
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [PF (Public Facilities) Cliffs Edge Special Land Use Designation]

TMP-29348 - Staff Report Page Five
 September 25, 2008 - Planning Commission Meeting

South	Undeveloped	PCD (Planned Community Development)	U (PCD) [Undeveloped (Planned Community Development)]
East	ROW (CC 215)	ROW (CC 215)	ROW (CC 215)
	Undeveloped	PCD (Planned Community Development)	U (PCD) [Undeveloped (Planned Community Development)] [M (Medium Density Residential) Cliffs Edge Special Land Use Designation]
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) [ML (Medium-Low Density Residential) Cliffs Edge Special Land Use Designation]
	Vacant Single-Family Home Lots	PCD (Planned Community Development)	PD (Planned Development) [R-SL (Residential Small Lot) Cliffs Edge Special Land Use Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Cliffs Edge	X		Y*
<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

* The proposed Tentative Map is in conformance with the standards listed in the Cliffs Edge Master Development Plan and Design Guidelines and as approved through Variance (VAR-28322).

DEVELOPMENT STANDARDS

All development within the Cliffs Edge Master Plan area is subject to the Cliffs Edge Master Development Plan and Design Guidelines. The Master Developer has the sole responsibility to enforce the Design Guidelines for L (Low Density Residential), ML (Medium-Low Density Residential) and RSL (Residential Small Lot) developments. However, the City and the Master Developer have joint responsibility to enforce the Design Guidelines with respect to M (Medium Density Residential) and VC (Village Commercial) developments. Such developments shall be reviewed first by the Master Developer, then by the City in accordance with the procedure set forth in the Development Agreement between the City and the Master Developer.

<i>Standard (Cliffs Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks Principle Buildings and Accessory Structures from the Property Line <ul style="list-style-type: none"> • Single Story Structures • Two Story Structures • Three Story Structures 	10 Feet 20 Feet 30 Feet	n/a n/a > 30 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter <ul style="list-style-type: none"> • Single Story Structure • Two Story Structure • Three Story Structure 	10 Feet 20 Feet 25 Feet	n/a n/a >25 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl <ul style="list-style-type: none"> • Single Story Structures • Two Story Structures • Three Story Structures 	10 Feet 10 Feet 10 Feet	n/a n/a >10 Feet	Y
Living Area or Porch from Private Street or Parking (Ground Floor)	5 Feet	5 Feet	Y
Living Area or Porch from Private Street or Parking (Upper Floor)	2 Feet	0 Feet*	Y*
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	>18 Feet	Y

**TMP-29348 - Staff Report Page Seven
September 25, 2008 - Planning Commission Meeting**

<i>Building Separation</i>			
• Balcony to Balcony	30 Feet	>30 Feet	Y
• Balcony to Non-Balcony	20 Feet	>20 Feet	Y
• Non-Balcony to Non-Balcony	15 Feet	>15 Feet	Y
• Between Main Building & Accessory Structure	10 Feet	>10 Feet	Y
<i>Maximum Bldg Height</i>	50 Feet Subject to Setback Criteria		
• Principle Building and Accessory Structures	Above	43 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

* The zero-foot setback was approved as a Waiver with SDR-28324.

ANALYSIS

The applicant is proposing a 234-unit Condominium development on 9.12 acres. A Site Development Plan Review (SDR-28324) for a 234-unit three-story Condominium Development with Waivers to allow a six-foot perimeter landscape buffer where 10 feet is required, a zero-foot upper floor setback from parking where two feet is required and zero parking lot landscape islands where 10 are required as well as a Variance (VAR-28322) to allow 362 parking spaces where 369 were required were approved for the site on 08/06/08.

FINDINGS

•General information (Residential/Commercial)

The subject property is located within the boundaries of the Cliffs Edge special area plan of the Centennial Hills Sector Plan of the General Plan and has a PCD (Planned Community Development) land use designation. The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses.

The overall site consists of 234 condominium units with common area located on the northeast corner of Centennial Parkway and Shaumber Road. The condominium units will be housed in four buildings on a site consisting of approximately 9.12 acres. Three buildings will contain 61 condominium units and one building will contain 51 condominium units. All four buildings will measure 43 feet in height. Access to the site will be from Darling Road, which bisects the property.

•Cross Section

The submitted plans indicate the site slopes from north to south and from west to east. The entire site will contain perimeter walls conforming to the Cliffs Edge wall design guidelines. Due to the topography of the site, retaining walls will be used in conformance with the Cliffs Edge wall design guidelines. Community walls will maintain a visible exposure of five feet along Shaumber Road, while walls along Centennial Parkway will have a five-foot maximum solid block exposure and a five-foot four-inch view fence above the wall. The Product walls along the north and east perimeters of the property will be six feet in height and sit above retaining walls varying between six and twelve feet, with a maximum solid wall exposure of 18 feet, which is permissible per the Cliffs Edge wall design standards.

•Trails

No required trails are directly adjacent to this development.

•Special Conditions of Approval Site Development Plan Review (SDR-28324)

3. Approval of and conformance to the conditions for Variance (VAR-28322) and Vacation (VAC-25984) shall be required, if approved.
5. All development shall be in conformance with the site plan date stamped 06/18/08 and landscape plan and building elevations date stamped 05/27/08 except as amended by conditions herein.
6. A Waiver from Cliffs Edge Master Development Plan and Design Guidelines 3.2.1(E) is hereby approved, to allow a zero-foot upper floor setback from a parking space.
7. A Waiver from Cliffs Edge Master Development Plan and Design Guidelines 5.8(a) is hereby approved, to allow a six-foot parking lot landscape buffer where 10 feet are required.
8. A Waiver from Cliffs Edge Master Development Plan and Design Guidelines 5.8(b) is hereby approved, to allow a zero parking lot landscape islands where ten are required.
9. The minimum distance between buildings shall be in conformance with Section 3.2.1 of the Cliffs Edge Master Development Plan and Design Guidelines.

TMP-29348 - Staff Report Page Nine
September 25, 2008 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0