



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 17, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-32160 REQUIRED REVIEW APPLICANT/OWNER:
NORTH CANYON ESTATES OWNERS ASSOCIATION, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions of approval of Site Development Plan Review [Z-0048-02(1)] and all other related actions shall be required.
2. The Association shall submit all required documents for the Required Review and shall pay the required notification costs of \$300 within 10 days of City Council.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Review of an approved Review of Condition (ROC-21680) to remove Condition Number 1 of an approved Site Development Plan Review [Z-0048-02(1)], allowing a pedestrian passage to be permanently locked on 21.25 acres adjacent to the south side of Washburn Road approximately 600 feet east of Durango Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved a Site Development Plan Review [Z-0048-02(1)] for a 66-lot single-family residential subdivision on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The Planning Commission recommended denial on 09/26/02.
09/17/08	The City Council approved a request for a Review of Condition (ROC-21680) to remove Condition Number 1 of an approved Site Development Plan Review [Z-0048-02(1)], which stated that the pedestrian passage will be provided to connect the cul-de-sacs of Lisa Lane for an approved 66-lot single family residential development on 21.25 acres adjacent to the south side of Washburn Road approximately 600 feet east of Durango Drive.
10/23/08	The Planning and Development Department mailed a letter to North Canyon Estates c/o RMI Management requesting they submit the required documents for a Required Review (RQR-32160) and pay the \$300.00 filing fee by 11/07/08. No response was received, so staff contacted the applicant on 11/25/08 (by telephone) and was informed that as of 11/30/08 RMI Management is no longer the management company for North Canyon Estates Homeowners Association. Effective 12/1/08, a company by the name of Camco will be assuming the duties formerly held by RMI.
<i>Related Building Permits/Business Licenses</i>	
There are no building department permit or business licenses issued for the subject parcel	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	21.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development- 3 Units per Acre)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development- 3 Units per Acre)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development- 3 Units per Acre)

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

ANALYSIS

This is the first required review of an approved Review of Condition (ROC-21680), which removed Condition Number 1 of an approved Site Development Plan Review [Z-0048-02(1)], allowing a pedestrian access gate to be permanently locked on 21.25 acres adjacent to the south side of Washburn Road approximately 600 feet east of Durango Drive.

No Code Enforcement cases have been initiated by nearby residences regarding the locked gate. The current management of the homeowners association informed staff that they did not receive any feedback from residents pertaining to the locked gate.

FINDINGS

Since there are not any complaints filed and/or the receipt of negative feedback pertaining to the approval of the Review of Condition (ROC-21680), staff recommends approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0