



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-38785	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-38785 CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. 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.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

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

Public Works

- 5.A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
- 6.The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.
- 7.The Special Improvement District section of the Department of Public Works must be contacted prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. An apportionment report will be prepared following recordation of the Final Map to recalculate and/or redistribute all assessments of record on this site.
- 8.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.
- 9.Site development to comply with all applicable conditions of approval for the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
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 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 Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 34-lot single family subdivision on 9.33 acres, approximately 1,060 feet east of the southeast corner of Alta Drive and Fox Hill Drive. This will be the completion of the Barcelona At The Paseos residential subdivision in Summerlin West. As this request conforms to Title 18 and Summerlin Development Standards, staff recommends approval of this request with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/06/03	The Planning Commission approved a request for a Tentative Map (TMP-3106) for a 91-lot single-family residential subdivision on 23.03 acres located between Alta Drive and Paseo Breeze Drive. Staff recommended approval.
01/12/06	The Planning Commission approved request for a Tentative Map (TMP-10420) for a 34-lot single family residential subdivision on 8.39 acres located approximately 896 feet west of the intersection of Alta Drive and Desert Foothills. Staff recommended approval.
02/14/08	The Planning Commission pulled a request for a Tentative Map (TMP-26266) for a 34-lot single family residential subdivision on 8.35 acres adjacent to the south side of Alta Drive, between Desert Foothills Drive and Fox Hill Drive. Staff made no recommendation.

<i>Most Recent Change of Ownership</i>	
12/18/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses are associated with this request.	

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/17/10	A pre-application meeting was held where the submittal requirements for a Tentative Map were discussed with the following items: • Tentative Map Submittal checklist to be submitted with application • Any proposed deviation of setbacks will gain approval of the Summerlin DRC • Private streets will not have sidewalks • Homes will not have sprinklers and are under 3,900 square feet • Perimeter screen and retaining wall height is less than 10 feet

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this application, nor was one held.

<i>Field Check</i>
07/22/10 Staff inspected the property and found an undeveloped vacant parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.33
Net Acres	8.7

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family/Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Single Family	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Summerlin West	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

A previous 34-lot Tentative Map Plan (TMP-10420) was approved by City Council on January 12, 2006 but expired two years later on January 12, 2008. The applicant states that the economic conditions prevented this project from moving forward under the previous Tentative Map Plan and thus dictates the need for a new one. The proposed Tentative Map conforms to all requirements of Title 18 and the Summerlin Development Standards; therefore, staff is recommending approval of the request, with conditions.

FINDINGS

- **General information**

The proposed Tentative Map is for a 34-lot single family subdivision. The subject site is directly adjacent to single-family homes which abut the site to the south and east. Undeveloped land is to the north and west of the site. This is a build-out of an existing subdivision in West Summerlin.

- **Cross Section**

Cross sections show a 34 lot subdivision which does not exceed more than 2% grade.

- **Trails**

There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0