



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: KB HOME NEVADA, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
WVR-39089	Staff recommends APPROVAL, subject to conditions:	
TMP-39088	Staff recommends APPROVAL, subject to conditions:	WVR-39089

** CONDITIONS **

WVR-39089 CONDITIONS

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-39088) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-1520).
3. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

TMP-39088 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 within four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the Conditions of Approval for Waiver (WVR-39089) shall be required.
3. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
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 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.

Conditions Page Three
September 23, 2010 - Planning Commission Meeting

Public Works

8. Unless otherwise constructed by the master developer, construct all incomplete half-street improvements on Grand Teton Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.
9. 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.
10. 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.
11. Grant a minimum 20-foot wide Public Sewer Easement over the proposed portions of sanitary sewer line located outside the boundaries of a private street with the Final Map for this site. No vegetation higher than three feet will be allowed in within the Public Sewer Easements.
12. 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.
13. 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.
14. Site development to comply with all applicable conditions of approval for the Cliff's Edge Pod 201 & 203 Tentative Map and all other subsequent site-related actions.

Conditions Page Four
September 23, 2010 - Planning Commission Meeting

15. 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
September 23, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains 8.06 gross acres of undeveloped land at the southeast corner of Puli Road and Grand Teton Drive within the Cliff's Edge Master Plan area. The Cliff's Edge Master Development Plan designates this acreage as ML (Medium Low Density Residential), which allows up to eight dwelling units per acre. The applicant has proposed a 52-lot, single-family non-gated residential subdivision with private streets on this property. Site development has been approved by the Cliff's Edge (Providence) Design Review Committee. The map meets all applicable Cliff's Edge Design Guidelines and all Title 18 requirements for tentative maps with the exception of the two waivers of design standards, which staff can support. Staff therefore recommends approval of the waiver and accompanying tentative map with conditions. If denied, a new subdivision design that complies with Title 18 standards must be submitted for review.

ISSUES

- Approval of a Waiver of Title 18.12.105 and 18.12.130 (WVR-39089) is required to allow private streets to terminate in dead-end stubs where cul-de-sacs are required prior to approval of a tentative map for this proposed subdivision.
- Approval of a Waiver of Title 18.12.160 is required to allow an internal intersection offset of 115 feet where 125 feet is required prior to approval of a tentative map for this proposed subdivision.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/05/03	The City Council approved the Annexation (A-0035-02) of approximately 1,187 acres generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road. The Planning Commission and staff recommended approval. The annexation became effective 02/14/03.
04/16/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) and a Master Development Plan for the Cliff's Edge Development on 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.

Staff Report Page Two
September 23, 2010 - Planning Commission Meeting

03/11/04	The Planning Commission approved a Tentative Map (TMP-3798) for a 35-lot mixed-use subdivision (Cliffs Edge Parent) on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. Staff recommended approval. The corresponding final map (FMP-4358) was recorded 08/19/04.
09/15/04	The City Council approved a Petition to Vacate (VAC-4707) U.S. Government Patent Easements generally located east of Puli Road between Grand Teton Drive and Farm Road. The Planning Commission and staff recommended approval. The vacation was recorded on 07/19/05.
11/03/04	The City Council approved a Petition to Vacate (VAC-5024) U.S. Government Patent Easements generally located east of Puli Road, between Grand Teton Drive and Jo Marcy Drive. The Planning Commission and staff recommended approval. The vacation was recorded on 01/25/05.
11/18/04	The Planning Commission approved a Tentative Map (TMP-5290) for a proposed 290-lot single-family residential subdivision (Cliff's Edge Pods 201 and 203) on 41.10 acres adjacent to the southeast corner of Grand Teton Drive and Puli Road. Staff recommended approval.
04/05/06	A Final Map (FMP-8440) for Cliffs Edge Pods 201 and 203 – Unit 1 containing 10 lots was recorded.
09/01/06	A Final Map (FMP-8443) for Cliffs Edge Pods 201 and 203 – Unit 3 containing 117 lots was recorded.
09/07/06	A Final Map (FMP-8441) for Cliffs Edge Pods 201 and 203 – Unit 2 containing 64 lots was recorded.
04/26/07	The Planning Commission approved a request for a Major Amendment (TMP-20526) to a previously approved Tentative Map (TMP-5290) for a 32-lot single-family residential subdivision (Cliff's Edge Pod 201 & 203 Amended Unit 4) where 110 lots were previously approved on 11.72 acres at the southwest corner of Grand Teton Drive and Shaumber Road. Staff recommended approval. A corresponding Final Map (FMP-21871) was recorded on 08/16/07.
05/16/07	The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval.

Staff Report Page Three
September 23, 2010 - Planning Commission Meeting

07/26/07	The Planning Commission approved a Review of Condition (ROC-22642) Number 7 of an approved Tentative Map (TMP-20526), which required that the applicant dedicate or obtain dedication of the right-of-way necessary for the city's northern beltway, "Non-Residential Lot A" and appropriate portions of the interior common element "Lot A" previously granted on the Cliffs Edge Parent Map Book 118 Page 88, prior to recordation of a final map for a proposed 32-lot single family residential subdivision on 11.72 acres at the southwest corner of Grand Teton Drive and Shaumber Road. Staff recommended approval.
08/16/07	A Final Map (FMP-21871) for Cliffs Edge Pod 201 and 203 – Amended Unit 4 containing 32 lots was recorded.

Most Recent Change of Ownership

01/14/05	A deed was recorded for a change in ownership on APNs 126-13-110-016 and 126-13-118-041.
08/19/10	A deed was recorded for a change in ownership on APN 126-13-118-039.

Related Building Permits/Business Licenses

There are no related building permits or business licenses.

Pre-Application Meeting

07/13/10	A pre-application meeting was held with the applicant's representative. The following items were discussed: • Submittal requirements for a Tentative Map application. • A Waiver of Title 19.18.110 and 130 will be required to allow stub streets where culs-de-sac are required. • Lot standards should meet Cliff's Edge Design Guidelines for ML designated properties.
----------	--

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

08/19/10	A field check of the site was conducted, where the following items were noted: • The site is undeveloped and free of trash and debris. • Portions of the site have been graded. • The site is located adjacent to overhead transmission lines on the north and west.
----------	---

Staff Report Page Four
September 23, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.06
Net Acres	5.73

<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	Undeveloped	ML (Medium Low Density Residential – Cliff’s Edge)	PD (Planned Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Single Family Dwellings	ML (Medium Low Density Residential – Cliff’s Edge)	PD (Planned Development)
East	Single Family Dwellings	ML (Medium Low Density Residential – Cliff’s Edge)	PD (Planned Development)
West	Undeveloped	RC (Resource Conservation)	PF (Public Facility – Clark County Designation)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Cliff’s Edge	X		Y
Special Purpose and Overlay Districts	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD (Planned Development) District	X		Y
Trails	X		Y
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

Staff Report Page Five
September 23, 2010 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Cliff's Edge Design Guidelines, the following development standards are required for the subject proposal:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	3,141 SF	N/A
Min. Lot Width	N/A	35 Feet	N/A
Min. Setbacks:			
Front (to living area or porch) – single story	10 Feet	10 Feet	Y
Front (to living area or porch) – two story	10 Feet (up to 60% of wall plane); otherwise 15'	15 Feet	Y
Front Entry Garage	Less than 5 Feet or 18 Feet or Greater	18 Feet	Y
Turn-In Garage	10 Feet	10 Feet	Y
Side (interior lots)	3 Feet	5 Feet	Y
Side (perimeter lots and parcel entry)	5 Feet for single story; 10 Feet for two-story or single story with gable end	10 Feet	Y
Corner Side	10 Feet	10 Feet	Y
Rear (interior lots)	10 Feet (for at least 50% of elevation width); otherwise 15 Feet	10 Feet (for at least 50% of elevation width); otherwise 15 Feet	Y
Rear (perimeter lots)	Same as for interior lots. No more than 3 adjacent dwellings may have the same rear setback—then offset 5 Feet	20 Feet; offset 5 Feet if more than 3 adj. dwellings with same rear setback	Y
Patio Covers (2nd story decks)	10 Feet	10 Feet	Y
Min. Distance Between Buildings	6 Feet	10 Feet	Y

Staff Report Page Six
September 23, 2010 - Planning Commission Meeting

<i>Open Space – Cliff's Edge</i>							
<i>Total Acreage</i>	<i>Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
5.73	52	25 SF/unit	N/A	1,300 SF	N/A	22,452 SF	Y

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Grand Teton Drive – Primary Arterial</i>	Master Plan of Streets and Highways	100	Y
<i>Puli Road (no access)</i>	N/A	80	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Dwelling, Detached	54 units	2 spaces/unit	108		108		Y
Guest Parking	54 units	0.2 spaces/unit	11		11		Y
TOTAL SPACES REQUIRED			119		119		Y
Regular and Handicap Spaces Required			119	0	119	0	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>LVMC 18.12.105 and 130</u> – Private streets shall terminate in culs-de-sac	Dead-end stub terminations of one street (Brighton Beach Avenue)	Approval
<u>LVMC 18.12.160</u> – Internal intersection offset of 125 feet minimum from centerline to centerline	115 feet	Approval

Staff Report Page Seven
September 23, 2010 - Planning Commission Meeting

ANALYSIS

This site was the subject of two previous tentative maps (TMP-5290 and TMP-20526), the first of which included 101 residential lots as part of a larger subdivision. The city's Master Plan of Streets and Highways was subsequently amended to add the northern alignment of the proposed Sheep Mountain Parkway. A portion of the anticipated right-of-way for this parkway occupied this site; therefore, TMP-20526 amended the first map to remove 69 lots within the proposed right-of-way. No residential lots were previously recorded within the subject site. The city now intends to realign Sheep Mountain Parkway away from the subject site. The original tentative map (TMP-5290) allowed 290 lots over the full 41 acres. This proposed map would allow recordation of up to 52 lots on 8.06 acres, bringing the total number of lots for the Cliffs Edge Pod 201 and 203 Subdivision to 275, which is 15 less than originally planned for the overall site.

The proposed lots range in size from 3,141 square feet to 6,151 square feet, with an average gross density of 6.45 dwelling units per acre. The lots are intended to have similar characteristics as and tie into the subdivision to the east; site access is therefore provided from Broxden Junction Avenue (recorded in Unit 4), which in turn receives access from Grand Teton Drive on the north perimeter. Site circulation is provided by 39-foot wide private streets. All streets terminate in cul-de-sacs, with the exception of Brighton Beach Avenue, which terminates in dead-end stubs. A Waiver of Title 19.12 is required to allow this street design. These stubs essentially function as driveways serving two to three lots each and should not pose a hazard for emergency, utility and refuse vehicle access. Furthermore, development standards in effect at the time of adoption of the Cliff's Edge Master Plan allowed stub streets, and their use has been common within the community. Therefore staff can support the requested waiver.

The intersections of Brighton Beach Avenue and Magdalene Street and of Brighton Beach Avenue and Leyland Street are offset approximately 115 feet, which is an eight percent deviation from the Title 18.12 minimum standard of 125 feet. However, traffic counts at these intersections are expected to be low and conflicts will be minimal. The associated waiver can therefore be supported.

Development standards are dictated by the Cliff's Edge Design Guidelines, established at the time of the site's rezoning to PD (Planned Development). The design of streets, lots, buildings and structures, including walls, are reviewed for compliance with these standards by the Cliff's Edge Design Review Committee prior to submittal to the city of Las Vegas. The development complies with density, community theme, common open space, parking, height and setback requirements pertaining to the ML (Medium Low Density Residential) land use designation. The Tentative Map was approved by the Cliff's Edge (Providence) Design Review Committee with conditions separate from those that will be imposed by the Planning Commission.

Staff Report Page Eight
September 23, 2010 - Planning Commission Meeting

The Regional Transportation Commission of Southern Nevada recommends that pedestrian access from the proposed subdivision to Grand Teton Drive and Puli Road be provided in order to facilitate access to transit services in this area of the city. The tentative map makes provision for access to Grand Teton Drive, but provides no direct access to Puli Road.

Community walls are located along Puli Road and Grand Teton Drive and will have a proposed combined height of no taller than six feet nine inches as viewed from the street side of the wall. The steepness of the grade along Grand Teton Drive is such that a series of retaining walls are proposed. These are designed in conformance with Exhibit ‘B’ of Section 6 of the Cliff’s Edge Design Guidelines, which allows a solid community wall height of up to seven feet six inches along the perimeter of the site. In addition, a 20-foot wide Multi-Use Non-Equestrian Trail is required along the south side of Grand Teton Drive in conformance with the Transportation Trails Element of the Las Vegas 2020 Master Plan. The trail is indicated on the map and its components are displayed within a detail drawing.

As the proposed tentative map conforms to the Cliff’s Edge Master Development Plan for density and the Design Guidelines for product compliance, and staff can support the two waiver requests, staff recommends approval of the request with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 250 (WVR-39089 only)

APPROVALS 0

PROTESTS 0