



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CENTURY COMMUNITIES OF NEVADA -
OWNER: THE ISAACMAN REVOCABLE TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0265-GPA1	Staff recommends DENIAL.	
24-0265-ZON1	Staff recommends DENIAL.	24-0265-GPA1
24-0265-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0265-GPA1 24-0265-ZON1
24-0265-VAC1	Staff recommends DENIAL, if approved subject to conditions:	24-0265-GPA1 24-0265-ZON1 24-0265-VAR1
24-0265-TMP1	Staff recommends DENIAL, if approved subject to conditions:	24-0265-GPA1 24-0265-ZON1 24-0265-VAR1 24-0265-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 497

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0265-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow an alternative cul-de-sac design with a minimum 30-foot radius where 40 feet is the minimum required.
2. A Variance is hereby approved to allow private streets without a gate to not be built to public street standards where such is required.
3. A Variance is hereby approved to allow a connectivity ratio of 1.00 where a minimum of 1.30 is required.
4. Approval of a General Plan Amendment (24-0265-GPA1) and Rezoning (24-0265-ZON1) and Approval of and conformance to the Conditions of Approval for Vacation (24-0265-VAC1) and Tentative Map (24-0265-TMP1) shall be required, if approved.
5. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0265-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused U. S. Government Patent Easements and Temporary Construction Easements generally north of Alexander Road on both sides of Durango Drive.
2. The Order of Relinquishment shall record prior to or concurrently with a Final Map for this site. The vacation may record in phases to match Final Map phasing related to 24-0265-TMP1.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 24-0265-TMP1 may be used to satisfy this requirement provided that it addresses the area to be relinquished.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Relinquishment shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

24-0265-TMP1 CONDITIONS

Planning

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. Approval of General Plan Amendment (24-0265-GPA1), Rezoning (24-0265-ZON1), Variance (24-0265-VAR1), and Vacation (24-0265-VAC1), shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
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.

Public Works

16. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 24-0265-VAC1, shall be recorded to eliminate the patent easements in conflict with this proposed site.

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17. Dedicate a dual left turn taper on Alexander Road in conformance with standard drawing #201.1 on a Final Map for this site. Additionally, grant a Shared Use Trail Easement for the required trails on the north side of Alexander Road, west of Durango Drive, and along the NV energy transmission corridor that are outside the limits of the public right-of-way adjacent to this site.
18. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
19. Construct all incomplete half-street improvements on Alexander Road and Durango Drive including the transition for the west leg of the Alexander Road/Durango Drive intersection and the required Shared Use Paths adjacent to this site concurrent with development of this site. Also, construct the full width of Florine Avenue. The walking path on the north side of Florine Avenue may be a temporary asphalt path, if allowed by Clark County. Additionally, extend public sewer to the full frontage of all proposed lots. All unused driveways must be removed and replaced with curb and gutter and improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG). 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.
20. All landscaping and private improvements 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.
21. Submit a License Agreement for landscaping and private improvements in the public rights-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
22. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.

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23. 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 or submittal of any construction drawings, 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.
24. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
25. 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.

Fire & Rescue

26. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed 39-lot single-family residential subdivision that fails to comply with minimum Title 19 development standards on property generally located at the northeast and northwest corner of Durango Drive and Alexander Road.

ISSUES

- A General Plan Amendment is requested from RNP (Rural Neighborhood Preservation) to L (Low Density Residential). Staff does not support the request.
- A Rezoning is requested from R-E (Residence Estates) to R-SL (Single Family Small Lot Residential). Staff does not support the request.
- A Variance is requested to allow an alternative cul-de-sac design with a minimum 30-foot radius where 40 feet is the minimum required. Staff does not support the request.
- A Variance is requested to allow private streets without a gate to not be built to public street standards where such is required. Staff does not support the request.
- A Variance is requested to allow a connectivity ratio of 1.00 where a minimum of 1.30 is required. Staff does not support the request.
- The proposed development does not adhere to the Interlocal Agreement.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. Water services need to be established."

ANALYSIS

On November 15, 2023, the City Council annexed the subject site into the City of Las Vegas. The 9.38-acre site is currently undeveloped and consists of seven parcels. Each parcel is zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) land use designation. Development is subject to Title 19 development standards. Properties adjacent to the north and east are under Clark County jurisdiction. The applicant proposes to develop the subject site with a 39-lot single-family residential subdivision.

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General Plan Amendment and Rezoning

A General Plan Amendment is requested from DR (Desert Rural Density Residential) to L (Low Density Residential). The DR land use designation calls for large lot, single-family estates, ranches, typically in suburban or peripheral rural areas with a density of up to 2.5 dwelling units per acre allowed. The proposed L (Low Density Residential) land use designation calls for single-family housing, detached homes and manufactured housing with a density of up to 5.5 dwelling units per acre allowed.

A Rezoning is requested from R-E (Residence Estates) to R-SL (Single Family Small Lot Residential). The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. This District is consistent with the policies of the Desert Rural Density Residential category of the General Plan. The purpose of the proposed R-SL District is to provide for medium-sized single family residential lots to allow flexible design for infill development and for transition between zoning districts. The R-SL District is consistent with the policies of the Low Density Residential and Medium Low Density Residential categories of the General Plan.

The subject site is located in the City of Las Vegas 2050 Master Plan Lone Mountain Area. This area has an established low-density suburban character. Lone Mountain, so named for the isolated mountain standing apart from the La Madre Mountains at the districts western edge, represents a transitional area between established and new suburban neighborhoods to lower-density areas. Due to its lower densities and array of neighborhood types, most of Lone Mountain has potential for subdivision retrofits and preservation of ranch-style neighborhoods. The proposed General Plan Amendment and Rezoning requests are not in alignment with the Master Plan.

The subject site is also located within the Interlocal Agreement (Area B). The Interlocal Agreement is an Agreement between the City of Las Vegas and Clark County for the establishment of a Joint Position on Corporate Boundaries, Planning and Public Facilities/Service Provision within the defined Joint Land Use Planning Area. Per the agreement, the areas identified as Planning Area B must remain residential and maintain a minimum buildable lot size of 10,000 square feet and the City must not amend its land use plan, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential lots with a buildable area of less than 10,000 square feet within the areas identified as Planning Area B.

The proposed General Plan Amendment and Rezoning would allow a minimum lot size of 4,500 square feet, which falls well below the minimum 10,000 square-foot lots required by the Interlocal Agreement. Therefore, staff recommends denial of both entitlement requests.

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Variance

The applicant requests approval of the following Variances from Title 19.04 Complete Street Standards:

- To allow an alternative cul-de-sac design with a minimum 30-foot radius where 40 feet is the minimum required;
- To allow private streets without a gate to not be built to public street standards where such is required;
- and to allow a connectivity ratio of 1.00 where a minimum of 1.30 is required.

Pursuant to Title 19.04, public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

- A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
- B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.

Private streets are required to have the same dimensions as the comparable public streets unless separated by gates. The proposed private streets are not gated. The Connectivity Ratio is a measure of how efficiently a transportation network provides access between destinations. It is computed by taking the ratio of links (street segments) to nodes (intersections and cul-de-sac terminuses). It is determined by dividing the number of street segments (street sections between intersections and or cul-de-sac terminuses) by the number of intersections and cul-de-sac terminuses. Staff finds the Variance requests to be self-imposed hardships and outside the realm of NRS Chapter 278 for granting of Variances.

Tentative Map

The submitted tentative map depicts a 39-lot single-family, detached residential subdivision. Development is subject to the proposed R-SL (Single Family Small Lot Residential) zoning district. The subdivision has a density of 4.16 dwelling units per acre, which is in alignment with the requested General Plan Amendment and Rezoning. The lot sizes range from 5,225 square feet to 14,830 square feet, with an average lot size of

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7,059 square feet. Each dwelling unit will have a two-car garage. Required Shared Use Trails are depicted along the west side of Durango Drive, the north side of Alexander Road and along the drainage channel that intersects the subject site.

Per Title 19, development with a natural slope greater than two percent is allowed a maximum six-foot tall retaining wall. The submitted east/west cross sections appear to depict a maximum natural grade greater than two percent across the subject site. Two-foot tall retaining walls are depicted along the east and west property lines. The submitted north/south cross sections appear to depict a maximum natural grade less than two percent across the subject site. No perimeter retaining walls are depicted along the north and south property lines.

The proposed development does not adhere to minimum Title 19 development standards, the Interlocal Agreement or the City of Las Vegas 2050 Master Plan. Therefore, staff recommends denial of all requested entitlements. If approved, the Variance, Vacation and Tentative Map requests will be subject to conditions.

FINDINGS (24-0265-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The density and intensity of the proposed General Plan Amendment is not compatible with the existing adjacent land use designations. Properties adjacent to the west have a land use designation of RNP (Rural Neighborhood Preservation) and R (Rural Density Residential) which allows densities up to 3.59 dwelling units per acre. The proposed Low Density Residential allows a density up to 5.49 dwelling units per acre, which is too intense for the area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed L (Low Density Residential) land use designation would allow the R-1 (Single Family Residential), the R-SL (Single Family Small Lot) and the R-MH (Mobile/Manufactured Home Residential) zoning districts, which are not compatible with the existing large lot residential development in the surrounding area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation, recreation and utility facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment does not conform to the Interlocal Agreement, which requires the subject site to remain residential and maintain a minimum buildable lot size of 10,000 square feet.

FINDINGS (24-0265-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

If approved, the proposed R-SL (Single Family Small Lot) zoning district would conform to the proposed L (Low Density Residential) land use designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed R-SL (Single Family Small Lot) zoning district would allow lots with a minimum size of 4,500 square feet which is not compatible with the existing R-D (Single Family Residential-Restricted District) zoned properties adjacent to the west that require a minimum lot size of 10,000 square feet.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

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Development factors do not indicate the need for 4,500 square-foot lots in an area that is predominantly developed with large-lot residential uses.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Alexander Road and Durango Drive are adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (24-0265-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop the subject site without adhering to minimum Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0265-VAC1)

As the proposed residential subdivision fails to comply with Title 19 requirements, Staff recommends denial of the Vacation request for relinquishment of the City's interests in U.S. Government Patent Reservations and Temporary Construction Easements generally located on the north side of Alexander Road both east and west of Durango Drive.

FINDINGS (24-0265-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable Title 19 requirements; therefore, staff recommends denial. If approved, it will be subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/15/23	The City Council approved Annexation (22-0513-ANX1) request to annex a portion of the subject site into the City of Las Vegas.
	The City Council approved Annexation (22-0516-ANX1) request to annex a portion of the subject site into the City of Las Vegas.

<i>Most Recent Change of Ownership</i>	
09/15/14	A deed was recorded for a change in ownership. (APN 138-04-404-025)
07/31/20	A deed was recorded for a change in ownership. (APNs 138-05-801-040, 041, 042, 043, 047 and 048)

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits/business licenses of note for the subject site.	

<i>Pre-Application Meeting</i>	
05/13/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed single-family residential subdivision.

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Neighborhood Meeting	
06/24/24	The proposed neighborhood meeting scheduled for June 24 th was cancelled as the applicant decided to withdraw the project request.

Field Check	
05/30/24	Staff conducted a routine field check and found undeveloped lots with political signs. A drainage channel intersects a portion of the subject site.

Details of Application Request	
Site Area	
Net Acres	9.38

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Residential, Single Family, Detached	RES (Ranch Estate Neighborhood) - Clark County	RS20 (Residential Single-Family) - Clark County
		L-ISON (Low-Intensity Suburban Neighborhood) - Clark County	
South	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
			R-PD5 (Residential Planned Development - 5 Units per Acre)
East	Residential, Single Family, Detached	L-ISON (Low-Intensity Suburban Neighborhood) - Clark County	RS10 (Residential Single-Family) - Clark County
West	Residential, Single Family, Detached	RNP (Rural Neighborhood Preservation)	RD (Single Family Residential-Restricted)
		R (Rural Density Residential)	

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Lone Mountain	N*
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails (Shared Use Trail along the west side of Durango, the north side of Alexander and along the drainage channel.)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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*The proposed development does not align with the City of Las Vegas 2050 Master Plan or the Interlocal Agreement.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	4,500 SF	5,225 SF	Y
Min. Lot Width (Interior)	40 Feet	55 Feet	Y
Min. Lot Width (Corner)	45 Feet	55 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	1 du/lot	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-SL (Single Family Small Lot Residential)	1 du/lot	N/A
Existing General Plan	Permitted Density	Units Allowed
RNP (Rural Neighborhood Preservation)	2 du/ac	18
Proposed General Plan	Permitted Density	Units Allowed
L (Low Density Residential)	5.5 du/ac	51

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Durango Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alexander Road	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	7	-
Intersection - Internal	-	2
Cul-de-sac or Hammerhead Terminus	-	5
Intersection - External Street or Stub Terminus	-	-
Intersection - Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	7	7
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00

Streetscape Standards	Required	Provided	Compliance
Durango Drive (West Side)	Shared Use Trail - five-foot amenity zone with 8-10' trail path	Shared Use Trail - five-foot amenity zone with 8-10' trail path	Y
Alexander Road (North Side)	Shared Use Trail - five-foot amenity zone with 10' trail path	Shared Use Trail - five-foot amenity zone with 10' trail path	Y

Pursuant to Title 19.08 and 19.12, 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	
Residential, Single Family, Detached	39 units	2:dwelling unit	78				
TOTAL SPACES REQUIRED			78		78		Y