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CITY COUNCIL

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MEETING LOCATION:

CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

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CITY MANAGER:

TAYLOUR TEDDER, CECD

CITY ATTORNEY:

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CITY CLERK:

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PARKS & RECREATION DIRECTOR:

ROGER HALL

City Council Meeting

March 14, 2023

Item No. 10

Staff Report

TO: Taylour Tedder, City Manager

FROM: Susan Danielewicz, City Planner, AICP
Community Development Department

DATE: March 14, 2023

SUBJECT:

For possible action: Resolution No. 7595, a resolution of the City Council of Boulder City, Nevada approving a Final Map for Diamond Ridge, BC No. 114, a proposed single-family subdivision north of Northridge Drive and east of Arizona Street

Business Impact Statement: As per NRS 237.060.2(c), the requirements for a business impact statement do not apply to master plan and zoning matters (NRS Chapter 278).

Action Requested: That the City Council approve the resolution (Attachment 1) for an application (Attachment 2) for a Final Map for BC Subdivision No. 114 as noted above. A location map is Attachment 3 and the Final Map is Attachment 4.

Overview:

- The proposed subdivision is for 15 lots in the R1-10, Single-Family Residential Zone.
- The City Council approved the Tentative Map on July 12, 2022 and the Final Map is in conformance with the approved Tentative Map.
- On February 15, 2023 the Planning Commission unanimously recommended approval of the Final Map.

Applicant / Owner: RPS Properties, LLC (Randy Schams)

Location: Approximately 5.35 acres north of Northridge Drive, east of Arizona Street and Avenue M

Assessor's Parcel No.: 186-04-802-003

Zoning: R1-10, Single-Family Residential

Background Information: This 5.35-acre property is vacant. An owner may subdivide land when the new lots or units conform to the existing zoning on the property and the adopted regulations of the City, County and State. The approved tentative map gives the developer official approval to proceed with the final map, which is then recorded and allows for the development and sale of lots. The City's growth control ordinance does not govern the subdivision of land; it governs the issuance of building permits for homes. For this map the applicant's engineer previously indicated "No model homes. Just for sale lots is the current plan." ⁱ Allotments will be required for the future homes per the growth control ordinance.

At the May 18, 2022 meeting when the Planning Commission recommended approval of the tentative map, citizens brought up a number of questions and concerns; see Attachment 5 for the responses from staff that were provided to the City Council for the tentative map (updated for this map). ⁱⁱ Prior to the Council's consideration of that map, the applicant voluntarily had professional asbestos testing done for the soils on the property; the results were provided to the City Council and the report concluded that no Naturally Occurring Asbestos (NOA) was found at the site.

Comments: The applicant has submitted a final map for a 15-lot residential subdivision in compliance with the applicable standards for the R1-10 zone (minimum lot size of at least 10,000 square feet). All of the lots are at or over the minimum size and width, and the density of this subdivision is 2.8 units per acre. The lots will be served by extensions of Arizona Street and Northridge Drive, with Northridge Drive stubbed to the vacant city-owned land to the north per typical city policy. In accordance with code requirements, the developer will also improve the existing portion of Arizona Street leading into the new subdivision. ⁱⁱⁱ The subdivision can be served by extension of existing utilities in the area, at the developer's expense. ^{iv} There will be no common areas in the subdivision, and no CC&R's or homeowners' association. Prior information from Nevada Title Company indicated that there were no existing easements over the property.

Grading and retaining walls: The subject parcel has existing hilly portions that are much higher than the surrounding lots, and there will be a significant amount of cut and fill on the property so that the new homes will have positive drainage towards the new streets. Regarding grades, there are no changes to the proposed pad grades of the lots as compared to the tentative map. ^v A summary of grading as it relates to neighboring lots is Attachment 6. A sheet is attached showing the changes in proposed pad grades as compared to the 2016 version and for changes in the retaining wall heights abutting neighboring lots as compared to the 2022 tentative map (Attachment 7). While the overall height of the retaining walls is substantially the same as shown on the tentative map, the difference now is the combining of two retaining walls into one per the submitted improvement plans.

The final map and improvement plans have been referred to other City departments for review and comment. Comments received have been or will be corrected by the developer and engineer. The attached resolution contains standard conditions of

approval, along with other conditions per the Council's approval of the tentative map: 1) a prohibition on blasting, heavy ball tamping and the use of explosives and 2) a requirement for the developer to provide an excavation haul route.

Planning Commission Action: On February 15, 2023 the Planning Commission unanimously recommended approval of the request (six members present). The Commission had no comment on the map, and there was no public comment.

Boulder City Strategic Plan Goal: Goal C, Manage Growth and Development.

Department Recommendation: **Approve Resolution No. 7595, a Final Map for Diamond Ridge, BC No. 114 based on the findings and with the conditions as noted in the resolution.**

Attachments:

Attachment 1: Resolution

Attachment 2: Application

Attachment 3: Location Map

Attachment 4: Final Map (3 sheets)

Attachment 5: Citizen concerns Q & A

Attachment 6: Grading summary

Attachment 7: Tables showing changes in pad grades, wall heights

Attachment 8: Photos

Attachment 9: Minutes of meetings for BC No. 114, tentative map:

- Planning Commission, 2022-05-18
- City Council, 2022-07-12

ⁱ This same subdivision was approved by the City for a tentative map in 2016 (as Diamond Ridge, BC No.111). As the developer did not pursue approval of the final map within four years of approval of the tentative map, per the provisions of NRS 278.360.1(b) that tentative map expired. The developer is now moving forward with the subdivision, now known as Diamond Ridge, BC Subdivision No. 114. The map is for the most part the same as the map reviewed in 2016 and the new tentative map approved in 2022; minor differences are noted herein.

ⁱⁱ Because the subdivision of land is a legal right when in conformance with adopted codes, NRS does not require that surrounding property owners be notified. Boulder City's zoning code requires this at the tentative map stage but not for the final map, because there is an obligation to approve a final map when it is in conformance with the tentative map and adopted codes/laws.

ⁱⁱⁱ Arizona Street does not currently conform to City standards, as it was originally built during the federal period and currently only serves the purpose of providing access to a driveway and the alley behind the lots on Avenue M.

iv There are a few existing utility poles that appear to be jointly on the property line for this subdivision where it abuts the subdivision to the south. The City plans to remove electrical service off these poles and place it underground to serve the lots on La Plata Place. There are still other utilities on these poles, and notes on the improvement plans state “Ex. power pole to be removed by developer once communication services have been removed.” The developer is responsible for contacting those utilities (ex.: phone, cable) to have them underground their services. A pole shown at the southeast corner of the project will be relocated to abutting city-owned land.

v Grading information is included with the improvement plans, which are the construction documents for the subdivision’s infrastructure.