



## TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council      **Date:** October 09, 2012  
**From:** Brad Miller, Town Engineer      **Item No:** 06  
**Subject:** ACCEPT THE FINAL MAP FOR TRACT MAP NO. 18842  
APPLICANT: PULTE HOMES

**T.M. Approval:** \_\_\_\_\_      **Budgeted Item:**  Yes  No  N/A

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### RECOMMENDED ACTION:

Move to accept the final map Tract Map No. 18842.

### SUMMARY:

The applicant has complied with all conditions of approval placed on Tentative Tract Map No. 18842.

### BACKGROUND:

Tentative Tract Map No. 18842 proposes to adjust the parcel lines between thirteen (13) parcels within Tract Map No. 17062 to create ten (10) reconfigured parcels. Typically tract maps are associated with the creation of lots; however, in this instance the proposal exceeds the number of parcels that the lot lines can be adjusted as allowed by the Subdivision Map Act. The site is located generally on the north of Tussing Ranch Road and west of Lakeshore Drive.

At the April 18, 2012 Planning Commission meeting, the Commission reviewed the above referenced project. In accordance with the required Findings, the Tentative Tract Map No. 18842 was approved subject to the attached Conditions of Approval.

### FISCAL IMPACT:

All fees have been paid for by the developer to process this parcel map. There is no fiscal impact to the Town.









This action of the Town of Apple Valley shall not be final for a period of ten (10) days from the date of Planning Commission action to allow for the filing of any appeal pursuant to the Town's Development Code, Section 9.12.250, with the Town Clerk of the Town of Apple Valley. Please submit to the Planning Division, a check made payable to the "Clerk of the Board of Supervisors" in the amount of \$50.00 for the Notice of Exemption.

This approval shall expire three (3) years from the date of the action (**on April 18, 2015**), unless the map is recorded or extended in accordance with the provision in the Development Code addressing time extensions. Any application for a time extension, and the appropriate fees, must be submitted to the Town of Apple Valley a minimum of thirty (30) days prior to the expiration date.

Enclosed you will find the conditions as modified and approved by the Planning Commission and as accepted by the applicant at the public hearing. If you have any questions on this matter, please contact Ms. Carol Miller at the Town's Planning Division at (760) 240-7000 Ext. 7222. Town offices are open Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (**closed the subsequent Fridays**).

Sincerely,

Lori Lamson  
Assistant Director of Community Development

c: file

TOWN OF APPLE VALLEY

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**FINAL CONDITIONS OF APPROVAL**

Case No. Tentative Tract Map No. 18842

Please note: Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.

**Planning Division Conditions of Approval**

- P1. This tentative subdivision shall comply with the provisions of the State Subdivision Map Act and the Town Development Code. This tentative approval shall expire three (3) years from the date of approval by the Planning Commission/Town Council. A time extension may be approved in accordance with the State Map Act and Town Ordinance, if an extension application is filed and the appropriate fees are paid thirty (30) days prior to the expiration date. The Tentative Tract Map becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. Prior to approval of the Final Map, the following agencies shall provide written verification to the Planning Division that all pertinent conditions of approval and applicable regulations have been met:
- Apple Valley Fire Protection District  
Apple Valley Ranchos Water Company  
Apple Valley Public Services Division  
Apple Valley Engineering Division  
Apple Valley Planning Division
- P3. The filing of a Notice of Exemption requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town procedures.
- P4. The applicant shall agree to defend at his sole expense (with attorneys approved by the Town), and indemnify the Town against any action brought against the Town, its agents, officers or employees resulting from or relating to this approval. The applicant shall reimburse the Town, its agents, officers or employees for any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of these obligations under this condition.

- P5. Approval of the Tentative Tract Map No. 18842 by the Planning Commission is understood as acknowledgement of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, Appeals, of the Town of Apple Valley Development Code.
- P6. Lot design, size and development phasing shall conform to development standards and conditions of approval contained within the Jess Ranch Planned Unit Development and Tentative Tract No. 17186. The specific standards contained within the PUD supersede those contained within the Town Development Code. Topics not addressed by the PUD shall be governed by the Town Development Code.
- P7. All applicable conditions and mitigation measures of the Jess Ranch PUD and the underlying Tract Map No. 17186 shall apply to this map.

**Fire Protection District Conditions of Approval**

- FD1. All applicable conditions of approval for underlying Tract Map No. 17186 shall apply to this map.

**Building and Safety Division Conditions of Approval**

No requirements

**Engineering Division Conditions of Approval**

No requirements

**Public Works Division Conditions of Approval:**

- PW1. Each lot shall be served with a sewer lateral.

**End of Conditions**