

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500055-HUGHES HOWARD COMPANY, LLC:

HOLDOVER TENTATIVE MAP consisting of 412 lots on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community for Village 17C.

Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:
164-26-301-004

LAND USE PLAN:
SUMMERLIN SOUTH – SINGLE-FAMILY RESIDENTIAL (UP TO 10 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 231.39
- Project Type: Single-family residential development for Village 17C
- Number of Lots: 412
- Density (du/ac): 1.78
- Minimum/Maximum Lot Size (square feet): 6,448 (gross/net) / 26,168 (gross/net)

The subject parcel is located south of The Summit expansion (approved via ZC-22-0363) and west of a Clark County owned parcel (164-26-501-001). The proposed tentative map plan is for Village 17C which depicts a 412 lot single-family residential subdivision on 231.39 acres with a density of 1.78 dwelling units per acre. Private streets are located throughout the site which provides access to the proposed lots. Rolling Foothills Drive is the main private street which leads to the entrance of the proposed subdivision. The proposed minimum gross/net lot size is 6,448 square feet and the maximum gross/net lot size is 26,168 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0952-14	Reclassified Village 17 to R-2 zoning and mix layer commercial/residential zoning for the clubhouse, including a development plan, and modified residential development standards for Village 17	Approved by BCC	January 2015

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0758-14	Updated to Village 17 Land Use and Development Guide	Approved by BCC	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South – Single-Family Residential (up to 10 du/ac)	R-2	Single-family residential & golf course
South	Summerlin South – Single-Family Residential (up to 10 du/ac)	R-U	Undeveloped
East	Public Use	P-F	Undeveloped
West	Public Use	R-U	Undeveloped - federal land

Related Applications

Application Number	Request
UC-24-0248	A use permit to establish the Village 17C Development Plan with modified development standards, a waiver of development standards for a modified ADA ramp, and a design review for proposed single-family residences is a companion item on this agenda.
ZC-24-0247	A zone change to reclassify 231.39 acres from R-U zoning to R-2 zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Titles 28 & 29.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Titles 28 & 29.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0403-2020 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 08/07/24 – per the applicant.

APPLICANT: JENNIFER VERAS

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146