

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0424-MULLIGAN HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Marble Ridge Drive and Flamingo Road, and Granite Ridge Drive and Desert Inn Road (alignment) within Summerlin South (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

164-14-718-010

LAND USE PLAN:

SUMMERLIN SOUTH - OPEN SPACE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a drainage easement within the entire parcel. The vacation of the easement will allow for the development of new single-family residential subdivisions and a new clubhouse.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1642-05	Permitted to construct and maintain a communications facility consisting of a 60 foot high monopalm in conjunction with an existing golf course	Approved by PC	December 2005
UC-0110-02	Modified residential development standards in an R-U, R-D, R-1a, R-2, R-3, R-4, C-1, C-2 and H-1 within Villages 15A, 16, 17, 18, and 19 of the Summerlin Master Plan Community	Approved by PC	March 2002
UC-0933-99	A use permit modified residential standards; modified wall standards; and modified common element standards on approximately 5,300 acres	Approved by PC	September 1999
WT-0922-99	A use permit for the 18 hole golf course, driving range, all ancillary uses, outdoor dining, pump houses, live entertainment, established modified development standards, and private recreational facility. A variance for temporary modular golf club house. Waiver to establish modified improvement standards, overlenth cul-de-sacs, permit overlenth block heights, and early grading of the village and golf course.	Approved by BCC	July 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0920-99	Reclassified a portion of 876.0 acres from R-U to R-D, R-1a, R-2, R-3, R-4 and C-2	Approved by BCC	July 1999
ZC-1986-95	Reclassified a portion of 1,158.8 acres from R-U to P-C, R-U, and H-1	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South Single-Family	R-D	Single-family residential development
South	Summerlin South Single-Family	R-1a	Single-family residential development
East	Summerlin South Single-Family; & Summerlin South Multi-Family	R-2, C-2, R-1a, & R-3	Retail, single-family residential development, & multi-family residential development
West	Open Lands, Summerlin South Single-Family	RS80, R-D, R-2 & R-1a	Undeveloped, & single-family residential development

Related Applications

Application Number	Request
UC-25-0423	A use permit for modified development standards, modified wall standards, waiver for reduced street width and design review for redevelopment of the existing golf course with new clubhouse, additional amenities and proposed residential developments is a companion item on this agenda.
TM-25-500099	A 9 lot single-family residential subdivision is a companion item on this agenda.
TM-25-500100	A 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of the drainage easement that is not needed for site, drainage, or roadway development.

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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0424; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved. This vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated. It is understood that this vacation shall not reduce our rights to operate and maintain our facilities. CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner. Additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HATCHWELL STUDIOS

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101