

11/07/23 PC AGENDA SHEET

STREET AND NUMBER CHANGE  
(TITLE 30)

FLAMINGO RD/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SC-23-0653-SUMMERLIN VILLAGE 15 OFFICE, LLC:**

**STREET AND NUMBER CHANGE** to change the street number and name assignment from 3950 Azimuth Point Drive to 1 Meridian Vista Drive.

Generally located on the west side of Hualapai Way, 380 feet north of Flamingo Road within Summerlin. JJ/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

164-13-811-006

**LAND USE PLAN:**

SUMMERLIN SOUTH – RESIDENTIAL/COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3950 Azimuth Point Drive to 1 Meridian Vista Drive

History

The office building being built on this site was approved by UC-0078-17 and reclassified from C-2 to C-3 zoning with the approval of ZC-18-0529. The building includes 3 units (A, B, and C). Unit C connects A and B with all units being part of one building. Azimuth Point Drive is a north to south oriented public right-of-way that splits at a traffic circle located on the south side of the subject property. The private east/west street that is east of the traffic circle is called Aristocrat Way. The public east/west street that is the north side of the traffic circle and that extends west of the traffic circle is Meridian Vista Drive.

Applicant's Justification

The applicant states that the office building was approved by UC-0078-17 which has commenced with an address of 3950 Azimuth Point Drive assigned at the issuance of building permit BD22-13175. The office complex fronts on to Azimuth Point Drive and Meridian Vista Drive. This request is to change the address to 1 Meridian Vista Drive.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-18-0529	Reclassified to C-3 zoning	Approved by BCC	September 2018
SC-18-0415	Established the street names Meridian Vista Drive and Aristocrat Way	Approved by PC	July 2018
UC-0078-17	Building height, non-standard street improvements, office buildings	Approved by PC	March 2017
UC-0070-06	Allowed a monument sign prior to a principal use	Approved by PC	February 2006
ZC-0273-00	Reclassified the zoning for this site and other areas within Village 15B	Approved by BCC	April 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial	C-2	Office buildings & undeveloped
South	Commercial	C-2, C-3	Undeveloped & fire station
East	Commercial	C-2	Office buildings
West	Commercial	C-3	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

The Street Name and Addressing Policy requires addresses based on a valley-wide grid system. The correct address range for this portion of Meridian Vista Drive is between 10400 to 10450. Although staff does not object to assigning an address to the building from Meridian Vista Drive, creating a vanity address of “1” is far from the established grid address system and could create problems with emergency services and with visitors to the building. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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**

If approved:

- Subject to the name and number of 1 Meridian Vista Drive.
- Applicant is advised they are responsible for the installation of address signs in accordance with County standards.

### **Public Works - Development Review**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOWARD HUGHES PROPERTIES, INC.

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135