

05/07/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:

TENTATIVE MAP consisting of 37 lots and common lots on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

191-06-301-010; 191-06-314-028; 191-06-315-014; 191-06-315-015; 191-06-315-019; 191-06-318-003; 191-06-318-006; 191-06-319-003; 191-06-319-004; 191-06-401-006

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 47.6
- Project Type: Single family residential
- Number of Lots/Units: 37 (total)/32 (single family residential)
- Density (du/ac): 0.7
- Minimum/Maximum Lot Size (square feet): 20,112/653,238

The plan depicts 32 single family residential lots with 24 lots located adjacent to Olympia Summit Drive, 5 lots adjacent to Augusta National Drive, and 3 lots at the southern edge of the property. All streets are private roads within this area of the Southern Highlands Master Planned Community. Lot 11 has additional frontage on Oakmont Hills Lane. Approximately 2.1 acres of private streets and easement areas are included on the plan in 5 common element lots.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0740-07 (ET-0205-09)	Second extension of time for early grading	Approved by PC	September 2009
VC-0761-07 (ET-0204-09)	Second extension of time for separations between walls and principal structures	Approved by PC	September 2009
WT-0740-07 (ET-0213-08)	First extension of time for early grading	Approved by PC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0761-07 (ET-0212-08)	First extension of time for separations between walls and principal structures	Approved by PC	September 2008
UC-0075-07 (ET-0035-08)	First extension of time for modified development standards	Approved by PC	April 2008
UC-0274-08	Modified development standards	Approved by PC	May 2008
VC-0761-07	Variance for separations between walls and principal structures	Approved by PC	August 2007
WT-0740-07	Waiver of title for early grading	Approved by PC	August 2007
UC-0075-07	Modified development standards	Approved by PC	February 2007
VC-1373-05 (ET-0308-06)	First extension of time for block wall heights and reduced setbacks	Approved by PC	November 2006
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
VC-1373-05	Variance for block wall heights and reduced setbacks	Approved by PC	October 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
DA-1585-99 (DA-1621-98 & DA-1819-98)	Amendment to prior development agreements adding 435 acres	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0279-99	Southern Highlands Master Planned Community	Approved by PC	December 1999
TM-0137-99	Southern Highlands Master Planned Community	Approved by PC	July 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
DA-1819-98	Development agreement for 1,850 acres of Southern Highlands	Approved by BCC	November 1998
DA-1621-98	Development agreement for 2,720 acres of Southern Highlands	Approved by BCC	October 1998
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & Undeveloped
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
DR-24-0097	A design review for a single family residential development for 32 lots and 5 common element lots 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 Title 29.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 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;
- Traffic study and compliance.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0006-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVEST PTNRS

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