

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**MPS-24-0519-HUGHES HOWARD PROPERTIES, INC.:**

**AMENDED MAJOR PROJECT** update to the land use and Development Guide to redesignate the land use category from Park/Open Space to Commercial (previously not notified) for a 1.47 acre portion of 876.0 acres in Village 18 within the Summerlin Master Planned Community.

Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community. JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

164-14-710-001

**EXISTING LAND USE PLAN:**

SUMMERLIN SOUTH - (MAJOR PROJECT) – PUBLIC FACILITIES/PARK/OPEN SPACE

**PROPOSED LAND USE PLAN:**

SUMMERLIN SOUTH - (MAJOR PROJECT) – COMMERCIAL

**BACKGROUND:**

General Summary

- Site Acreage: 1.47 acre portion of 876 acres
- Project Type: Update to Summerlin South Land Use and Development Guide for V18

History

This is a request to consider an update of a land use guide for an undeveloped parcel in Village 18 in the existing Summerlin South Land Use Plan (MP-0552-05) which was approved by the Board of County Commissioners (BCC) in June 2005. The proposed update will affect a 1.47 acre portion of the overall village. Village 18 is in the middle of the Master Planned Community and would generally be described as south of the 215 Beltway, west of Town Center Drive.

Land Use Plan Update

The purpose of a land use plan (sometimes called Specific Plan) is to establish the framework and guidelines for future land use requests and development for the master planned community.

As a part of the current request, the updated land use will be revised as follows:

- Remove the designation of Public Facilities/Parks & Open Space and replace with a Commercial designation for parcel number 164-14-710-001.

Applicant's Justification

According to the applicant the proposed site will be more appropriately planned for a future commercial use. The subject property is located directly east of a planned resort property that is on the south side of the 215 Beltway.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
MP-0758-14	Update to the land use and development guide for revisions to Village 17 and 17A	Approved by BCC	November 2014
MP-0428-13	Update to the land use and development guide for revisions to Village 16A	Approved by BCC	September 2013
MP-0874-08	Update to the land use and development guide for a small portion of Village 16A	Approved by BCC	June 2009
MP-0552-05	Update to the land use/specific plan for Summerlin	Approved by BCC	June 2005
MP-2091-04	Revision to the concept plan for Summerlin	Approved by BCC	February 2005
ZC-0920-99	Original zone change and development plan for Village 18	Approved by BCC	April 2000
UC-0933-99	Modified development standards for Summerlin	Approved by BCC	September 1999
DA-1763-95	Original development agreement	Approved by BCC	February 1996
MP-1442-94	Original land use/specific plan	Approved by BCC	October 1994
MP-1441-94	Original concept plan	Approved by BCC	October 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Summerlin South - Single-Family	R-2	Single-family residential development
South	Summerlin South - Single-Family; Summerlin South - Multi-Family	R-1a & R-2	Single-family residential development
East	Summerlin South - Resort/Casino	H-1	Undeveloped
West	Summerlin South - Multi-Family	R-1a	Single-family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0480	A zone change to reclassify the site from R-2 to C-2 zoning 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 29.

**Analysis**

**Comprehensive Planning**

Staff can support this request since the land use is compatible with other uses within the community, as well as with the adjoining land uses and the natural environment. In addition, it will provide a mixture of uses where residents will have the opportunity to live, work, and recreate.

Approval of this application authorizes the Chairman to sign a resolution amending the Comprehensive Plan by adopting an update to the Summerlin South Land Use Plan and Development Guide and forwarding a certified draft of the Guide to the Board of County Commissioners for their consideration.

**Staff Recommendation**

Approval. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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 26, 27, 28, 29, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** November 5, 2024 – ADOPTED – Vote: Unanimous  
**Comprehensive Planning**

- Conformance to the plans as presented with the land use/specific plan;
- Land use applications for development must be submitted within 2 years or the land use/specific plan will expire;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**TAB/CAC:**

**APPROVALS: 9 cards, 3 letters**

**PROTEST: 34 cards, 2 letters**

**APPLICANT: JENNIFER VERAS**

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

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE SUMMERLIN SOUTH LAND USE PLAN MAP  
OF THE  
CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on November 5, 2024, the Clark County Planning Commission adopted an amendment to the Summerlin South Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on December 4, 2024, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Summerlin South Land Use Plan Map by:

MPS-24-0519 - Amending the Summerlin South Land Use Plan Map of the Clark County Master Plan on APN 164-14-710-001 from Public Facilities/Parks and Open Space to Commercial. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive.

**PASSED, APPROVED, AND ADOPTED this 4th day of December, 2024.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_

TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK