

07/15/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500099-MULLIGAN HOLDINGS, LLC:

TENTATIVE MAP consisting of 9 lots and a common lot on a 5.55 acre portion of 117.7 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community.

Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

164-14-718-010 ptn

LAND USE PLAN:

SUMMERLIN SOUTH - OPEN SPACE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.55 portion/117.7 overall
- Project Type: Single-family residential development
- Number of Lots: 9
- Density (du/ac): 1.62
- Minimum/Maximum Lot Size (square feet): 11,315/16,948

Project Description

A Minor Subdivision Map (MSM-25-600011) has been submitted for APN 164-14-718-010 to subdivide the 117.7 acres portion of the golf course and clubhouse complex into a 3 parcels: Lot 1 will house the new clubhouse, maintenance building, and guard house with the remainder of it to stay as golf course, where Lots 2 and 3 to the north and south of the clubhouse complex are designated for the proposed 9 lot and 6 lot single-family residential subdivisions, respectively. This application is for the Tentative Map for the northern 9 lot subdivision.

The residential subdivisions will be accessed from Flamingo Road via a new 48 feet wide private street, with a guard house located within the median. The private road narrows past the guard gated entry area to a minimum of 25 feet to access the north and south residential subdivisions and clubhouse complex. The northern subdivision, which includes 9 residential lots, will be located north of the main private street, and will be accessed through a network of internal streets which end in a stub street with a fire truck turnaround. There is a 3 foot wide sidewalk along the streets accessing the residential lots. A secondary access to the component for the employees and services will be off Granite Ridge Drive.

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, overlength cul-de-sacs, permit overlength block heights, and early grading of the village and golf course	Approved by BCC	July 1999
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.

Related Applications

Application Number	Request
VS-25-0424	A vacation and abandonment of drainage easement 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 is consistent with the Master Plan and is in compliance with 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**

- MSM-25-600011 to record prior to the recordation of the Final Map.
- 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.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- The private street intersecting with Flamingo Road shall be the same name as shown on parcel map MSM-25-600011.

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 #0219-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HATCHWELL STUDIOS

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