08/05/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:

TENTATIVE MAP consisting of 17 multi-family residential units and common lots on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay.

Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:
191-06-801-012

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.7 (proposed multi-family residential development)/8.05 (entire parcel)
- Project Type: Multi-family residential development (condominium)
- Number of Units: 17
- Density (du/ac): 10
- Minimum/Maximum Unit Size (square feet): 1,850/4,950

Project Description
The applicant is proposing to develop 17 multi-family units (condominium) on a 1.7 acre portion of an existing 8.05 acre C-2 zoned site within the Southern Highlands Golf Club property (APN 191-06-801-012). In the area where the 17 units are proposed, there are currently 5 single-story buildings (the cottages) with 10 units used exclusively by the golf club for members of the club and their guests. The existing 5 buildings and 10 units will be removed for the proposed construction. The remaining 6.35 acres of the commercial parcel is currently occupied by the Southern Highlands Golf Course clubhouse and associated visitor parking, which will remain in place. The adjacent 155 acre Southern Highlands Golf Course (APN 191-06-701-014) will also remain unchanged.

The 1.7 acre area includes 3 proposed multi-family (condominium) buildings with Building #1 located on the north side of the parcel and east of the existing clubhouse with 6 proposed units. Building #2 will have 9 units and is located on the southeast corner of the property. Building #3 is west of Building #2 on the south side of the parcel and has 2 units. All buildings have 1st floor garage spaces with pedestrian access facing the interior of the complex. The proposed residential

density is 10 dwelling units per acre. Access to the condominium units will be provided from Robert Trent Jones Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0370	Use permit for modified development standards and modified street section standards in conjunction with a proposed 5 lot single-family residential development	Held No Date - Expired	April 2023
UC-0274-08	Use permit for modified residential standards on 700 acres in an R-2, R-3, C-2, and H-1 zoning	Approved by PC	May 2008
UC-0075-07	Use permit for modified development standards within common element lots such as signs, guardhouses, gazebos, recreation and community facilities, fences, walls, and similar structures and uses on 490 acres in R-2 zoning	Approved by PC	February 2007
ZC-1536-05	Zone change from R-E to R-2 zoning for a Comprehensive Master Planned Community (Southern Highlands), use permit for modified residential development standards, variances to waive the required setbacks from section and center section lines, and waived the required setbacks from township and range lines	Approved by BCC	December 2005
ZC-1604-99	Zone change to C-2 and R-2 zoning which was a part of a mixed-use zone change request for the Southern Highlands Master Planned Community and included a use permit for modified residential development standards which included, but are not limited to, amended setbacks, building heights, separations, and street sections	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Southern Highlands Golf Course & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Southern Highlands	R-2	Single-family residential

Related Applications

Application Number	Request
UC-26-0350	Use permits for multi-family residential and modified development standards related to a 17 unit multi-family development 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.

Building Department - Addressing
- The street shown as Private Driveway on the Site Map shall be shown as Robert Trent Jones Lane;
- All street suffixes shall be spelled out;
- Unit numbers shall be finalized during the final map review.

Fire Prevention Bureau
- No comment.

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 #0630-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS GOLF CLUB
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118