

07/21/21 BCC AGENDA SHEET

VILLAGE 17A
(TITLES 28 & 29)

TOWN CENTER DR/TROPICANA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500073-HUGHES HOWARD PROPERTIES, INC.:

TENTATIVE MAP consisting of 6 residential lots and 35 common lots on 216.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone.

Generally located on the west side of Town Center Drive and on the north and south sides of Tropicana Avenue (alignment) within Summerlin South. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

164-24-401-006; 164-26-501-002

LAND USE PLAN:

SUMMERLIN SOUTH - SINGLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 216.4
- Number of Lots: 6 lots and 35 common elements
- Project Type: Single family residential development (large lot parent tentative map)

The tentative map depicts 216.4 acres within Summerlin Village 17A. The site is located west of Town Center Drive along the foothills of Tropicana Avenue. This tentative map proposes 6 large lots and 35 common elements that will ultimately be subdivided for future single family residential subdivisions.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0952-14	Reclassified 554.9 acres from R-U to R-2/(P-C) and C-2/(P-C) zoning to establish a development plan, use permits for a sales office, 18 hole golf course, all associated uses, and modified development standards for Summerlin Village 17	Approved by BCC	January 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0620-05	Reclassified 974 acres from R-U, R-E, and P-F to R-U and R-2 zoning for a mixed-use Comprehensive Master Planned community (Summerlin South)	Approved by BCC	July 2005
DA-0639-05	Summerlin Development Agreement - Until February 7, 2026	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Summerlin South	R-2	Single family residential
West	Summerlin South & Public Facilities	P-F	Undeveloped

Related Applications

Application Number	Request
ZC-21-0257	A zone change to establish the development plan and reclassify the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 28 & 29.

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Titles 28 & 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names.

Clark County Water Reclamation District (CCWRD)

- Applicant is required to submit to the CCWRD, a master plan study to determine sewer improvements, and depending on the Point of Connection (POC), proper easements will need to be obtained; that a POC request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0234-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOWARD HUGHES PROPERTIES, INC

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