



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES OF NEVADA - OWNER:
THE HOWARD HUGHES COMPANY, LLC**

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0466-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

Newspaper Only

PROTESTS

APPROVALS

**** CONDITIONS ****

24-0466-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

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6. Grant a minimum 30-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "A". Additionally, grant a matching Public Sewer and Drainage Easement by separate document to be privately maintained for the public sewer and drainage facilities adjacent to Common Element "A" at the point of connection. The width of these easements may be modified based on the review of construction drawings.
7. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
8. Prior to the approval of construction drawings for this site, the Master Developer shall submit a landscaping plan for the southern side of Sunset Run Drive that provides mature landscaping that will be used to deter J-walking across Sunset Run Drive. This landscape plan must meet the approval of the City Traffic Engineer.
9. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans

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by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map request for a 131-lot single-family (detached) subdivision within Summerlin Village 25 (Parcel O) located at the southwest corner of Lake Mead Boulevard and Sunset Run Drive.

ISSUES

- This subdivision is proposed to be built to SFSD (Single Family Special Lot) development standards utilizing Exhibit 2.12 (Rear Loaded Detached Paseo Lots).

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on October 31, 2024.

The Summerlin Development Standards designate the subject property as SFSD (Single Family Special Lot Development) which allows up to 18 dwelling units per gross acre. The proposed density of 6.81 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. The proposed lots range in size from 3,150 square feet to 5,060 square feet.

Pursuant to the Summerlin West Development Standards, individual retaining walls are limited to a maximum of 10 feet with the space between walls being governed by the height of each retaining wall. The east/west and north/south cross sections depict a maximum natural grade greater than two percent across this site. Per the detail sheet, no single wall height appears to have an exposure higher than 10 feet.

The Clark County School District (CCSD) has commented, "A student yield of approximately 48 students will be generated by the proposed development. Palo Verde High School is over capacity for the 2024-2025 school year. Palo Verde High School is at 114.3 percent of program capacity."

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FINDINGS (24-0466-TMP)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was submitted for technical review.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/16/18	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.
02/19/20	The City Council approved Tentative Map (TMP-77752) for a 37-parcel master planned village with deviations of the Summerlin Development Standards on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
10/04/22	A Final Map (100222-FMP) for a three-lot large-lot subdivision (Summerlin Village 25 Unit 8) on 129.39 acres at the northwest corner of Sky Vista Drive and Kettle Ridge Drive was recorded. Summerlin Village 25 Parcel O was established by this map.
08/15/24	The Department of Community Development Staff administratively approved Minor Modification (24-0381-MOD1) to amend the land use designation of Parcel O from SF3 (Single Family Detached - 10 units per gross acre) to SFSD (Single Family Special Lot Development - 18 units per gross acre) on 24.80 acres.

<i>Most Recent Change of Ownership</i>	
12/18/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no related building permits/business licenses of note.

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Pre-Application Meeting

09/09/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

10/03/24	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.
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Details of Application Request***Site Area***

Net Acres	19.23
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
North	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
South	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
East	Undeveloped	NF (Neighborhood Focus)	P-C (Planned Community)
		SF3 (Single Family Detached)	
West	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
		NF (Neighborhood Focus)	

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
P-C [SFSD]	18 du/ac	346

Pursuant to Summerlin Development Standards, the following standards apply:

Rear Loaded Detached Paseo Lots with Attached Garages – (Exhibit 2.12) - Development Standards	
1. Building Setbacks:	
a. From Paseo Easement	12.5' to living from property lot line
	7.5' to porch, courtyard wall, portico, balcony, or other similar elements from property lot line
b. From Common Lot	2' to living
	0' to porch, courtyard wall, portico, balcony, or other similar elements.
	<i>Note: When adjacent to a common lot that borders a Village Street a minimum 20-foot common lot width is required from back of curb including streetscape and residential common lots.</i>
c. From Interior Residential Street	2' to finished exterior wall surface
	5' or less or 18' minimum to garage door face.
	<i>Note: 6' or less is allowed on a curved street</i>
d. From Interior Property Line	3' (measured to finished exterior wall surface)
e. From Corner	8' to living
	3' to porch, courtyard wall, portico, balcony, or other similar elements

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Pursuant to Summerlin Development Standards, the following standards apply:

Rear Loaded Detached Paseo Lots with Attached Garages – (Exhibit 2.12) - Development Standards	
2. Building Separation	
a. From Side	6' (measured to finished exterior wall surface)
3. Private Yard Space	100 sf min. (with min. 6' dimension)
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance
		Parking Ratio	Parking	Parking		
			Regular	Regular		
Single Family, Detached	131 units	2 spaces per unit	262			
Guest Parking		1:6 Units	22			
TOTAL SPACES REQUIRED			284		284	Y