



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: December 12, 2023**

Agenda Item No.: 7

**DEPARTMENT: Community Development**

**CONSENT**

**DIRECTOR: Seth Floyd**

**SUBJECT:**

23-0490-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 - PARCEL YZ - SANDPIPER - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 82-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION on 11.28 acres at the southwest corner of Flight Range Avenue and Kettle Ridge Drive (APN 137-22-611-002), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

**P.C.: Final Action (Unless Appealed Within 7 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division