



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: THE HOWARD HUGHES COMPANY, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0469-TMP1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**NOTICES MAILED**

Newspaper Only

**PROTESTS**

0

**APPROVALS**

0

**\*\* CONDITIONS \*\***

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**24-0469-TMP1 CONDITIONS**

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**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 37-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "B". 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 "B" at the point of connection. The required 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 three feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
8. 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.
9. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. 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.
11. 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.

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12. 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 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.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a 76-lot single-family residential subdivision on 10.15 acres within Summerlin Village 25 (Parcel P) bounded by Highland Pride Lane, Calico Bend Drive, and Sunset Run Drive.

**ISSUES**

- This is a 76-lot single-family attached residential development to be built to the SFSD (Single Family Special Lot Development – Exhibit 2.13) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.
- The Summerlin Design Review Committee approved the requested Tentative Map on August 08, 2024 prior to submittal to the City for review.

**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 Summerlin Development Standards designate the subject property as SFSD (Single Family Special Lot Development), which allows 18 dwelling units per acre. The proposed density of 7.49 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 2,880 square feet to 4,533 square feet.

The Summerlin Development Standards allow individual perimeter retaining walls are limited to a maximum of 10 feet with the space between walls being governed by the height of each retaining wall. Also, individual interior retaining walls are limited to a maximum of 12 feet with the space between walls being governed by the height of each retaining wall. The east/west cross section depicts 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 north/south cross section depicts a maximum natural grade less than two percent across this site. Per the detail sheet, no individual wall appears to have an exposure higher than 10 feet.

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The Department of Public Works has determined the proposed 30-foot wide private street is too narrow to allow on-street parking, however street-adjacent parking “pods” intended to fulfill the required 13 guest parking spaces are provided in various areas to mitigate potential parking issues. Additionally, this project will add approximately 547 trips per day on Sunset Run Drive and Highland Pride Lane. Counts are not available for these streets, but they are believed to be under capacity. Based on peak hour use, this development will add into the area roughly 43 additional peak hour trips, or about two every three minutes.

The Clark County School District projects that approximately 28 additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Givens Elementary, Becker Middle School, and Palo Verde High School) only Palo Verde High School is over capacity for the 2024-2025 school year at approximately 14 percent over capacity.

**FINDINGS (24-0469-TMP1)**

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 of this Tentative Map, subject to conditions.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
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.
	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.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and Staff recommended approval.
06/11/19	The Planning Commission approved a request for a Tentative Map (TMP-76354) for a 25-parcel Master Planned Village (Summerlin Village 25 with deviations of the Summerlin Improvement Standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval.

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

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

<b><i>Pre-Application Meeting</i></b>	
09/10/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map.

<b><i>Neighborhood Meeting</i></b>
A neighborhood meeting was not required, nor was one held.

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<b>Field Check</b>	
10/04/24	Staff conducted a routine field check of the subject property and observed an undeveloped parcel. Nothing of concern was noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	10.15

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
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	NF/COS (Neighborhood Focus / Community Open Space)	P-C (Planned Community)
East	Undeveloped	NF/COS (Neighborhood Focus / Community Open Space)	P-C (Planned Community)
West	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Summerlin Development Standards	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
No Applicable Special Area or Overlay Districts	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
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



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## DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
P-C (SFSD)	18 du/ac	182

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Calico Bend Drive	Neighborhood Arterial	Summerlin Improvement Standards	41 Feet	Y

***Pursuant to Summerlin Development Standards, the following standards apply:***

<b>Rear Loaded Attached Paseo Lots with Attached Garages – (Exhibit 2.13) - Development Standards</b>		<b>Compliance</b>
<b>1. Building Setbacks:</b>		
a. From Paseo Easement	12.5' to living from property lot line	N/A
	7.5' to porch, courtyard wall, portico, balcony, or other similar elements from property lot line	N/A
b. From Common Lot	2' to living	Y
	0' to porch, courtyard wall, portico, balcony, or other similar elements.	Y
	<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	Y
	5' or less or 18' minimum to garage door face.	Y
	<i>Note: 6' or less is allowed on a curved street</i>	
d. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
e. From Corner	8' to living	Y
	3' to porch, courtyard wall, portico, balcony, or other similar elements	Y
<b>2. Building Separation</b>		
a. From Side	6' (measured to finished exterior wall surface)	Y
<b>3. Private Yard Space</b>	100 sf min. (with min. 6' dimension)	Y
<b>4. Use Easement Criteria</b>	Dedicated 3' width from one lot to adjacent lot, where applicable	N/A

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*Pursuant to Summerlin Development Standards, the following standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Attached	76 units	2 spaces per unit	152				
Guest Parking	1:6 Units	13	13				
TOTAL SPACES REQUIRED			166				
Regular and Handicap Spaces Required			165	1	177	1	Y