



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: MARCH 11, 2025**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: TOLL SOUTH LV, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC**

---

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>25-0034-TMP1</b>	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**NOTICES MAILED**

N/A

**PROTESTS**

0

**APPROVALS**

0

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

---

**25-0034-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. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

4. 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. Additionally, all Homeowner's Association common elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.
5. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element "E".
6. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
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.

**Conditions Page Two**  
**March 11, 2025 - Planning Commission Meeting**

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. 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. Also, provide a gated queuing analysis. Comply with the recommendation of the approved pedestrian circulation plan.
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.
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.

**Fire & Rescue**

13. 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.

**Staff Report Page One**  
**March 11, 2025 - Planning Commission Meeting**

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

**PROJECT DESCRIPTION**

This is a Summerlin Village 30 Tentative Map request for a proposed 148-lot single-family residential subdivision on 28.26 acres, generally located at the southwest corner of Mountain Run Drive and Park Drift Trail.

**ISSUES**

- This is a 148-lot single-family residential development to be built to SF2 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

**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 January 13, 2025.

The Summerlin Development Standards designate the subject property as SF2 (Single Family, Detached), which allows up to six residential units per gross acre. The proposed density of 5.24 dwelling units per 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 5,292 square feet to 17,579 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 submitted site cross sections depict maximum natural grades greater than two percent across this site. Per the detail sheet, no single wall height appears to have an exposure higher than 10 feet.

**Staff Report Page Two**  
**March 11, 2025 - Planning Commission Meeting**

**FINDINGS (25-0034-TMP1)**

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

**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.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	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 recorded. The proposed Village 22 area is shown as Lot 2.
05/16/18	The City Council approved Development Plan Review (MDR-72841) for a proposed revision 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. The Planning Commission and staff recommended approval.
10/17/18	The City Council approved a request for a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
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.

**Staff Report Page Three**  
**March 11, 2025 - Planning Commission Meeting**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
03/05/20	A Parcel Map (PMP-78534) was submitted for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue. The map has not recorded.
05/20/20	The City Council approved a request for a Major Modification (MOD-78461) of the approved Summerlin Master Development Plan to add the Summerlin AA (Active Adult), setback and wall/fence development standards to the Summerlin development standards manual.
05/20/20	The City Council approved a request for a Development Plan Review (MDR-78464) for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
01/12/21	The Planning Commission approved a request for a Tentative Map (20-0307-TMP1) for a 26-lot Parent Tentative Map for Summerlin West Village 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. Staff recommended approval.
03/17/21	The City Council approved a request for a Major Modification (20-0378-MOD1) of the approved Summerlin Development Standards to modify the general residential setback standards. The Planning Commission and staff recommended approval.
06/21/22	The Planning Commission will hear a request for a Major Modification (22-0251-MOD1) to the approved Development Plan (MDR-78464) for Summerlin Village 27 for parcel reconfiguration.
	The Planning Commission will hear a request for a Tentative Map (22-0251-TMP1) for a 25-parcel master planned community (Summerlin Village 27) generally located on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
07/20/22	The City Council approved a request for a Master Development Plan Review (21-0825-MDR1) for Summerlin Village 30A on 251.97 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail. The Planning Commission and staff recommended approval.
11/15/22	The Planning Commission approved a request for a Tentative Map (22-0504-TMP1) for a 13-lot Parent Tentative Map for Summerlin West Village 30A on 253.97 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail.
11/09/21	The Department of Community Development - Planning Division processed a request for a Merger and Re-subdivision (100173-PMP) of Lot 2 and Lot 3 in File 126, Page 6 and Parcel 2 in File 127, Page 59 on 3,064.80 acres west of Sky Vista Drive and Far Hills Avenue. The map was recorded on 04/19/22. *This map created the boundary for Village 30A and Village 29.*

**Staff Report Page Four**  
**March 11, 2025 - Planning Commission Meeting**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
03/05/24	The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100407-FMP) request for a 13-lot Parent Map for Summerlin West Village 30A on 251.94 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail. The map has not been recorded.
08/15/24	Department of Community Development Staff administratively approved Minor Modification (24-0364-MOD1) for a proposed modification to the approved Village 30A Development Plan Review (21-0825-MDR1) to amend the land use designation of Parcel C and D from SF1 (Single Family Detached - 3.50 units per acre) to SF2 (Single Family Detached - 3.50 units per acre) and to adjust the acreage for multiple parcels on 248.74 acres at the southwest corner of Lake Mead Boulevard and Park Drift Trail.

<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/business licenses of note.	

<b><i>Pre-Application Meeting</i></b>	
01/16/25	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

<b><i>Field Check</i></b>	
01/30/25	Staff conducted a routine field check and found an undeveloped area with desert vegetation. No issues were noted.

Staff Report Page Five  
March 11, 2025 - Planning Commission Meeting

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	28.26

<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	SUM (Summerlin)	P-C (Planned Community)
North	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
South	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
East	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
West	Undeveloped	SUM (Summerlin)	P-C (Planned Community)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Summerlin West Development Agreement	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
P-C (Planned Community) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (along Park Drift Trail) - proposed	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



Staff Report Page Six  
March 11, 2025 - Planning Commission Meeting

## DEVELOPMENT STANDARDS

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

<b>SF2 (Single Family Detached) Standard</b>	<b>Required/Allowed</b>
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner</li> <li>• Rear</li> </ul>	18 Feet* 5 Feet N/A 15 Feet
Max. Building Height	38 Feet

*\*In the SF2 district, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.*

<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
P-C [SF2]	6 du/ac	169

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	148	2 spaces per unit	296				
TOTAL SPACES REQUIRED			296		296		Y