



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: JULY 9, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: SH ACQ 2020, LLC - OWNER: NORTHLAND, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0268-TMP1</b>	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

8

**NOTICES MAILED**

**PROTESTS**

0

**APPROVALS**

0

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

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**24-0268-TMP1 CONDITIONS**

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**Planning**

1. The previously approved Tentative Maps (22-0039-TMP1 and 23-0059-TMP1) over portions of this site shall be voided upon final approval.
2. 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.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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**Public Works**

6. 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.
7. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element "S" and within the Common Element at the downstream point of connection between Lots 840 and 841, unless already covered by the easements granted by document number 20200210:01211. If the easement granted by document 20200210:01211 is not being used, a petition of vacation must be submitted to remove this easement.
8. 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.
9. **Prior to the submittal of construction drawings, provide a standard utility cross-section detail that presents horizontal clearances within street corridors accommodating water, sewer, and storm drain infrastructure. Furthermore, supply an accompanying exhibit featuring dimensions that substantiates the feasibility of adhering to horizontal separation standards in cases where available horizontal alignment space is restricted. Noteworthy points of consideration include intersections, common elements, and curved streets hosting the convergence of three utility systems. *If such width cannot be accommodated, addition easement or street widening may be required.***
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.

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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 by the City. No other 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 review for a proposed 321-lot single-family attached and detached subdivision on 56.13 acres at the northeast corner of Sunstone Parkway and Belong Road in the Sunstone Master Planned Community.

**ISSUES**

- This map is intended to combine Lot 3 of a previously recorded Parcel Map (File 126 Page 97 of Parcel Maps) with Lot 1 of a previously recorded final map to the west (Parcel 3 at Sunstone Phase 3, Book 169 Page 54 of Plats). If approved, previously approved Tentative Maps (22-0039-TMP1 and 23-0059-TMP1) for Parcel 3 at Sunstone Phase 4A mapped over a portion of the area on this map will be voided. No lots have been recorded based on those maps.
- The applicant is requesting to apply Trilogy Sunstone R-1 Residential Standards to the single-family detached lots and Sunstone R-TH Residential Standards to the single-family attached lots in the proposed subdivision.
- The Tentative Map was reviewed and approved by the Sunstone Architectural Review Committee on May 14, 2024 prior to submittal to the City for review.

**ANALYSIS**

The subject area is in an age qualified area of Sunstone named Trilogy, which is subject to a Development Agreement between the City of Las Vegas and SC East Landco, LLC. Development is subject to the Sunstone Trilogy Active Adult Parcel Design Guidelines adopted April 11, 2019. The applicant will apply Trilogy Sunstone R-1 standards to 237 single-family detached lots and Trilogy Sunstone R-TH standards to the remaining 84 single-family attached lots, which will contain duplexes. The lots with attached product are located on the north and south sides of the subdivision.

The Trilogy Sunstone Land Use Plan designates the subject property as AQ (Age Qualified), which allows a maximum density range of up to 25 dwelling units per acre, with an average of 6.50 dwelling units per acre. The density of the proposed subdivision is 5.72 dwelling units per acre in conformance with the AQ designation. Typical lot dimensions for detached lots are 45 feet wide by 105 feet deep and 40 feet wide by 95 feet deep for attached lots, although these may vary.

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Primary access to the subdivision is on the west side of Sun Park Drive, a Major Collector Street in Sunstone. Interior streets are 36-foot wide private streets with sidewalk on one side or 31-foot wide streets with no sidewalks, the latter occurring only on Cardinal Sunrise Place, which borders a large open space common lot. Street sections conform to the Trilogy Sunstone Active Adult Parcel Design Guidelines Exhibit A-2.

Per Section 4.2 of the Trilogy Sunstone Active Adult Parcel Design Guidelines, the maximum retaining wall height shall be six feet on exterior walls and eight feet on interior walls. Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed 12 feet to the visible edge and 14 feet to the homeowner side. The submitted cross sections do not show any retaining walls higher than six feet, and the height of both screen and retaining walls does not exceed 12 feet to the visible edge. Walls are stepped on a portion of the eastern site perimeter to mitigate the grade. As proposed, the exterior perimeter "Theme Wall" of the subdivision consists of a combination of a six-foot tall painted slump block which will be designated to adhere to Trilogy Sunstone Section 6 Design Guidelines.

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. A six-foot maximum retaining wall is shown along the east property lines and the west property line is internal to the overall subdivision.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. A 4.12-foot maximum retaining wall is shown on the south property line.

The Clark County School District (CCSD) has commented on the impact future development may have on the three levels of schools in the area. CCSD projects that 114 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Bilbray and Scherkenbach Elementary Schools and Cadwallader Middle School were each under capacity for the 2023-24 school year. Arbor View High School was 21 percent over capacity.

**FINDINGS (24-0268-TMP1)**

The proposed Tentative Map conforms to the approved Sunstone Development Agreement, the approved Trilogy Sunstone Active Adult Parcel Design Guidelines and the minimum requirements set forth by Title 19 for Tentative Maps. Staff therefore recommends approval of this request with conditions.

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### BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
02/23/21	A three-lot Parcel Map (100059-PMP) on 126.85 acres on the northwest side of Tee Pee Lane and Iron Mountain Road was recorded.
03/09/21	The Planning Commission approved a request for a Tentative Map (20-0380-TMP1) for a 258-lot single-family attached and detached residential subdivision (Parcel 3 at Sunstone Phase 2A and 2B) on a 44.48-acre portion of 166.80 acres located east of Sky Pointe Drive between Moccasin Road and Kyle Canyon Road. Staff recommended approval.
08/10/21	The Planning Commission approved a request for a Major Modification (21-0395-MOD1) to modify the parking requirements for the Trilogy Sunstone R-TH standards at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment. Staff recommended approval.
03/08/22	The Planning Commission approved a Tentative Map (22-0039-TMP1) for a for a 150-lot single-family detached and attached residential subdivision (Parcel 3 at Sunstone Phase 4A) on a 24.84-acre portion of 82.37 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive. Staff recommended approval. This approval has not been exercised.
01/05/23	A Final Map (100226-FMP) for a 140-lot single-family detached and attached residential subdivision and one large lot (Parcel 3 at Sunstone Phase 3) on 35.66 acres on the south side of Moccasin Road between Sun Village Park Drive and Sun Park Drive was recorded.
04/11/23	The Planning Commission approved a Tentative Map (23-0059-TMP1) for a 149-lot single-family detached and attached residential subdivision (Parcel 3 at Sunstone Phase 4A) on a 24.84-acre portion of 56.08 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive. This approval expunged the approval for 22-0039-TMP1, but has not been exercised.

<b><i>Most Recent Change of Ownership</i></b>	
11/07/13	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
07/29/20	A mass grading permit (L20-00521) was issued for Parcel 3 at Sunstone at the intersection of US 95 and Kyle Canyon Road. The project has not been closed out.

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<b>Pre-Application Meeting</b>	
05/13/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application. Staff noted that an area less than the entire existing legal lot was proposed to be subdivided. To address this issue, the applicant presented a new map combining Lot 3 of the parent parcel map (PM File 126 Page 97) with Lot 1 of a previously recorded final map to the west (PB 169 Page 54 - Parcel 3 at Sunstone, Phase 3) to encompass Phases 4A and 4B.

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

Field Check	
05/24/24	The site is undeveloped, but has been partially graded as part of an adjoining site. Some of the perimeter walls have been constructed.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	56.13

<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	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
North	Undeveloped	P (Parks and Trails) [Sunstone]	
South	Residential, Single Family, Detached	L (Residential Low) [Sunstone]	T-D (Traditional Development)
East	Undeveloped	L (Residential Low) [Sunstone]	T-D (Traditional Development)
	Residential, Single Family, Detached		
West	Residential, Single Family, Detached	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
	Private Park and Community Trail	P (Parks and Trails) [Sunstone]	

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Sunstone - Trilogy	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
T-D (Traditional Development) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></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

## **DEVELOPMENT STANDARDS**

***Pursuant to the Sunstone Trilogy Active Adult Parcel Design Guidelines, the following standards apply:***

### **Trilogy Sunstone-R-1 Standards**

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	4,500 SF	4,725 SF	Y
Min. Lot Width	40 Feet	45 Feet	Y

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>
Min. Setbacks:	
Front	
From Sidewalk	14 Feet to single-story living, porch or attached side entry garage elements*
	20 Feet to second story elements
	20 Feet to face of front entry garage door
Side	5 Feet
Corner Side	
	8 Feet to ground level porch to roof overhang
	10 Feet to living from sidewalk or 5 Feet from common element
Rear	10 Feet
Max. Lot Coverage	60 %
Max. Building Height	3 Stories/35 Feet

\*May be reduced to 10 feet at single-story living or porch for 30% of a building on a maximum of 25% of product, subject to ARC approval.

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Trilogy Sunstone R-TH Standards

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	1,280 SF	3,800 SF	Y
Min. Lot Width	20 Feet	40 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y

<b>Standard</b>	<b>Required/Allowed</b>
Min. Setbacks:	
Front	
From Interior Street, Paseo or Common Open Space	5 Feet to porch 8 Feet to single-story living 5 Feet max or 18 Feet min to face of front entry garage door
From Court Street or Drive Aisle	5 Feet to second story living over garage 5 Feet to porch 10 Feet to single-story living 10 Feet to second story living 5 Feet max or 18 Feet min to face of garage door
Side	
	0 Feet at common wall 5 Feet at building end wall
Corner Side	5 Feet
Rear	
Rear Yard with No Alley	5 Feet
Rear Yard From Alley	5 Feet max or 18 Feet min to face of garage door
Max. Lot Coverage	95 %
Max. Building Height	3 Stories/45 Feet

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<b><i>Interior Street Standards (Exhibit 2-A)</i></b>	<b><i>Required</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Private Community Entry Road (Section A)	Min. 50-foot wide street with min. 16-foot median and min. 20-foot common elements on both sides for landscaping and/or trails. Sidewalks are not explicitly required.	70-foot wide private street with 16-foot median, 5-foot sidewalks on both sides and 2-foot "L" type curbs and gutters, plus 20-foot common elements on both sides	Y
Private Residential Street with Parking One Side (Section D)	36-foot wide street, including five-foot sidewalk on one side and 2.5-foot "roll" type curb or vertical curb and gutter on both sides	36-foot wide private street, including five-foot sidewalk on one side and 2.5-foot "roll" type curb or vertical curb and gutter on both sides	Y
Private Residential Street with Parking One Side (no sidewalk option) (Section D)	31-foot wide street and 2.5-foot "roll" type curb or vertical curb and gutter on both sides	31-foot wide private street, no sidewalks and 2.5-foot "roll" type curb or vertical curb and gutter	Y

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Sunstone Pkwy	Arterial Street (Section A)	Sunstone DA	100	Y
Sun Park Dr	Major Collector with Trail on One Side (Section J)	Sunstone DA	67	Y

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<b>19.04.040 Connectivity</b>		
<b>Transportation Network Element</b>	<b># Links</b>	<b># Nodes</b>
Internal Street	48	
Intersection - Internal		30
Cul-de-sac or Hammerhead Terminus	0	
Intersection - External Street or Stub Terminus		10
Intersection - Stub Terminus with Temporary Turnaround Easements		0
Non-Vehicular Path - Unrestricted	0.5	
Total	48.5	40
	<b>Required</b>	<b>Provided</b>
<b>Connectivity Ratio (Links / Nodes):</b>	<b>N/A</b>	<b>1.21</b>

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

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>	
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family, Attached	84 units	2 unimpeded spaces per unit within an enclosed garage or 1 unimpeded garage space and 1 off-street guest space	168				
Residential, Single Family, Detached	237 units	2 unimpeded spaces per unit within an enclosed garage	474				

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<i><b>Parking Requirement</b></i>					
<b>TOTAL SPACES REQUIRED</b>	642		642		Y
<b>Regular and Handicap Spaces Required</b>	642	0	642	0	Y