



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 1, 2021

6:30 p.m.

## AGENDA

**NOTE:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov), before 5pm, February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

**Board Members:**

Alexandria Malone – Chair  
Bricieda Castro- Vice Chair  
Earl Barbeau-Member

Paul Thomas-Member  
Max Carter-Member

**Secretary:**

Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto:jillniko@hotmail.com)

**County Liaison:**

Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [william.covington@clarkcountynv.gov](mailto:william.covington@clarkcountynv.gov); Anthony Manor; [manora@clarkcountynv.gov](mailto:manora@clarkcountynv.gov)

**I. Call to Order, Invocation, Pledge of Allegiance, Roll Call**

**II. Public Comment -** This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov), before 5pm, on February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for March 11, 2021 (For possible action)
- IV. Approval of Agenda for April 1, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

VI. Planning & Zoning:

04/21/21 BCC

- 1. **ET-21-400027 (WS-0640-15)-CROWN MAYFAIR, LLC:**  
**DESIGN REVIEWS SECOND EXTENSION OF TIME** for the following: 1) a proposed single family residential development; 2) alternative development standards in conjunction with a hillside development; and 3) a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/lm/jd (For possible action)

VII. General Business:None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, February 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: April 15, 2021

X. Adjournment

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center  
3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
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JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager



## Sunrise Manor Town Advisory Board

March 11, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT(Phone) Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Jillee Opiniano-Roland Commissioner McCurdy II
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez, Anthony Miller	

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of February 25, 2021 Minutes

Moved by: Ms. Castro  
Action: Approved  
Vote: 5-0/ Unanimous

IV. Approval of Agenda for March 11, 2021

Moved by: Mr. Carter  
Action: Approved  
Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez announced that Commissioner Segerblom is having a Virtual Town Hall with can be seen on Clark County Facebook or Channel 4 On Wednesday March 17<sup>th</sup> 2021 at 5pm. Topics will be Eviction Moratorium & Housing Assistance Programs.

## VI. Planning & Zoning

04/06/21 PC

1. **NZC-21-0060-CORROW, TONY D. & GEORGE D.:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-T (Manufactured Home Residential District) Zone to RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; 2) reduced intersection off-set; and 3) driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) single family residential; and 2) finished grade. Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor (description on file). WM/jvm/jd (For possible action)04/06/21 PC  
**Moved by: Mr. Carter**  
**Action: Denied per staff recommendations**  
**Vote: 5-0/Unanimous**
  
2. **TM-21-500016-CORROW, TONY D. & GEORGE D.:**  
**TENTATIVE MAP** consisting of 25 lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor. WM/jvm/jd (For possible action)04/06/21 PC  
**Moved by: Mr. Carter**  
**Action: Denied per staff recommendations**  
**Vote: 5-0/Unanimous**
  
3. **NZC-21-0066-EDBON, LLC & HANSON D.A.D. TRUST:**  
**ZONE CHANGE** to reclassify 3.7 acres from R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) reduce setback from a drainage channel; 3) reduce setback; 4) allow modified driveway design standards; and 5) reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/jd (For possible action)04/06/21 PC  
**Moved by: Mr. Carter**  
**Action: Denied per staff recommendations**  
**Vote: 5-0/Unanimous**
  
4. **TM-21-500020-EDBON, LLC & HANSON D.A.D. TRUST:**  
**TENTATIVE MAP** consisting of 39 residential lots and common lots on 3.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor. WM/md/jd (For possible action)04/06/21 PC  
**Moved by: Mr. Carter**  
**Action: Denied per staff recommendations**  
**Vote: 5-0/Unanimous**

5. **UC-21-0052-DENTWORKS BUSINESS TRUST & STUCKEY FRANK TRS:**  
**USE PERMIT** to allow for vehicle rental in conjunction with an existing vehicle sales and maintenance facility on 0.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 700 feet north of Oakey Boulevard (alignment) within Sunrise Manor. TS/nr/jd (For possible action)04/06/21PC  
**Moved by: Mr. Carter**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**
6. **VS-21-0059-CRP III CHEYENNE LV, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Walnut Road located between Cheyenne Avenue and Cecile Avenue within Sunrise Manor (description on file). WM/bb/jd (For possible action)04/06/21 PC  
**Moved by: Mr. Carter**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**
7. **WS-21-0053-EARNEST, CHARLES V.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for accessory structures in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Glacier Avenue, 115 feet south of Lee Street within Sunrise Manor. MK/sd/jd (For possible action)04/06/21 PC  
**Moved by: Mr. Carter**  
**Action: Denied per staff recommendations**  
**Vote: 4-0/Mr. Castro abstained**
- 04/07/21 BCC
8. **WS-21-0061-KCP CONCRETE PUMPS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) office/warehouse building; and 2) finished grade on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/rk/jd (For possible action) 04/07/21 BCC  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be April 1, 2021

X. Adjournment  
The meeting was adjourned at 7:22p.m.

HILLSIDE/RESIDENTIAL DEVELOPMENT  
(TITLE 30)

BONANZA RD/LOS FELIZ ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-40027 (WS-0640-15)-CROWN MAYFAIR, LLC:**

**DESIGN REVIEWS SECOND EXTENSION OF TIME** for the following: 1) a proposed single family residential development; 2) alternative development standards in conjunction with a hillside development; and 3) a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/lm/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-26-601-003; 140-26-701-005; 140-26-801-004

**DESIGN REVIEWS:**

1. A proposed single family residential development consisting of 180 lots (previously 231 lots).
2. Alternative development standards including but not limited to the following:
  - a. Reduce net lot area to a minimum of 8,890 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 51.9% reduction).
  - b. Increase cul-de-sac lengths to 1,000 feet where 500 feet is the standard per Section 30.52.052 (a 100% increase).
  - c. Increase block length up to 2,300 feet where 1,500 feet is the standard per Section 30.52.052 (a 53.3% increase).
  - d. All other alternative development standards to Chapters 30.40 and 30.52 per the plans on file.
3. A grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area.

**LAND USE PLAN:**

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 192.4
- Number of Lots: 180 residential lots/11 common areas
- Density (du/ac): 0.9
- Minimum/Maximum Net Lot Size (square feet): 8,890/38,414
- Minimum/Maximum Gross Lot Size (square feet): 20,008/45,892
- Project Type: Single family residential development in a hillside area
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,510 to 2,968

#### Site Plans

During the public hearing process of the original application the applicant submitted revised plans which eliminated several waivers and modifications which were included in the public hearing notice. The previously approved plans depict a single family residential development within a Hillside Area (slopes exceeding 12%) consisting of 180 residential lots on 192.4 acres for a density of approximately 0.9 dwelling units per acre. There are 2 access points to the development being Owens Avenue to the north and Los Feliz Street located in the approximate center of the site. Internal circulation will be provided by minimum 37 foot wide private streets that will have no sidewalks. Due to the slopes throughout the site, the plans are depicting several alternatives to the development standard of Sections 30.40 and 30.52, which include, but are not limited to, modification to the street improvements. A grading plan submitted with this request depicts various locations for cut and fill areas in order to create the pad sites for the proposed single family residences and to establish the private streets within the development.

The applicant previously submitted a slope analysis for the site which indicates that approximately 36.8 acres of the site have slopes of less than 12%; 81.5 acres have slopes between 12% and 25%; and 74.1 acres of the site have slopes greater than 25%. A total of 155.6 acres of the site is impacted by slopes greater than 12%. Per Code a total of 88.87 acres of the 155.6 acres that are located within the areas that exceed 12% slopes must be left undisturbed. The slope analysis indicates that the site complies with the maximum disturbance area allowed by Code.

The approved plans depict minimum lot sizes of 20,008 square feet gross/8,890 square feet net where Code requires a minimum lot size of 20,000 square feet gross/18,000 square feet net. Due to the unique issues with slopes in Hillside Areas, the Code does allow for the reduction in lot area as part of the design review for Hillside developments. However, due to the slopes in the area, the pad site for construction on each lot will be a minimum of 4,880 square feet with the typical pad site having an area of approximately 7,620 square feet. The plans for the previous version of the project depicted a minimum gross lot area of 10,000 square feet and 11 common lots. The site contains several wash areas and on the previous version of the plan these wash areas were within the common lots. To increase the minimum gross lot area these wash areas



are now a part of the proposed residential lots. An easement will be established over these wash areas to establish common areas for the subdivision.

#### Landscaping

The previously approved plans indicate that vegetation along with 4 existing arroyos which run through the site will not be altered by this project. Common lots for landscape areas are depicted at each of the 3 entrances to the development. Landscape areas are also depicted adjacent to Owens Avenue, Los Feliz Street, and Bonanza Road. The applicant indicates that these landscape areas and walls within the project will be in conformance to Code requirements and is withdrawing waivers #2 and #3. Additional trees are depicted adjacent to the private streets throughout the project.

#### Elevations

The previously approved plans depict 3 single family residential home models. All of the homes are 2 stories with a maximum height of 26 feet. The plans depict 3 elevation options for each of the home models. All of the models will have pitched roofs with concrete tile roofing material. Options for the architectural enhancements will include stucco finish, stone veneer, pop-outs, shutters, and window fenestrations.

#### Floor Plans

The previously approved plans indicate the home models will range in size from 2,510 square feet to 2,968 square feet. Each of the models will have a minimum 2 car garage and options for 3 to 5 bedrooms.

#### Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900029 (WS-0640-15):

##### Current Planning

- Until March 07, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0640-15:

##### Current Planning

- Design review as a public hearing for significant changes to the plan;
- Design review as a public hearing to review final designs of the proposed homes;
- Prior to the issuance of a grading permit, applicant shall obtain a hillside restoration bond or other security acceptable to Clark County;
- Low level lighting to be provided within the residential subdivision;
- Applicant to construct a tubular steel fence approximately 200 feet along the south property line (Bonanza Road alignment) east of Los Feliz Street;

- Applicant to re-vegetate all temporarily disturbed areas, some areas may need smoothing, some may need varnish, and some may need plantings (or a combination thereof) depending on the underlying site condition;
- All lots must be recorded within 4 years (prior to the expiration of the tentative map);
- If the Clark County Building Department, in conjunction with the project geotechnical engineer of record, determines that all conventional means have been exhausted to successfully excavate a certain area of the property, then the applicant may blast the area of property subject to obtaining a blasting permit and subject to approval of the Building Department, Notice of blasting to neighbors as well as payment of remediation/repair of damage to neighbors is the responsibility of the developer.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- All technical studies must be submitted within 6 months;
- Traffic study and compliance;
- Drainage study and compliance to be reviewed as a public hearing prior to approval;
- Full off-site improvements except for streetlights within the residential subdivision;
- Right-of-way dedication to include a corner spandrel at the Owens Avenue and Los Feliz Street intersection;
- Dedicate 30 feet along Bonanza Road as road access easement up to the east property line of APN 140-35-501-003;
- Fire Department approval of the over-length cul-de-sac;
- Applicant will provide ponds or local detention areas at the internal crossings of existing washes to restrict downstream discharge if feasible with overall design and dependent on the drainage study;
- Applicant to provide sediment traps to be implemented at internal culvert crossings to mitigate existing sediment that is discharged downstream, if feasible with overall design and dependent on the drainage study;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

#### Building Department - Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

#### Applicant's Justification

The applicant indicates that since the last extension of time approval, development activities have focused on construction design engineering necessary to inform detailed improvement plans with further geotechnical analysis and drainage parameters. The development team continues to work with applicable departments on access to drainage easements and the work is active and ongoing. Lastly, the developer is expecting to be ready for final map recording in late spring 2022, and requests an additional 2 years to complete the necessary mapping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-20-900029 (WS-0640-15)	First extension of time for a single family residential development	Approved by ZA	February 2020
WS-0640-15	Single family residential development within a Hillside & Foothills Transition Boundary Area, with waivers for site disturbance, alternative landscaping, and increased wall height	Approved by BCC	March 2018
TM-500174-15	180 lot single family residential development within a Hillside & Foothills Transition Boundary Area	Approved by BCC	March 2018
DR-1089-08	Final grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Held no date by PC	January 2009
TM-0253-07	302 lot single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Approved by BCC	November 2007
VS-1087-07	Vacated portions of Owens Avenue, Washington Avenue, and Bonanza Road - expired	Approved by BCC	November 2007
WS-1086-07	Single family residential development within a Hillside & Foothills Transition Boundary Area, with a waiver to exceed maximum site disturbance area - expired	Approved by BCC	November 2007
VS-1488-03	Vacated a portion of Washington Avenue - expired	Approved by BCC	December 2003
UC-1472-03	Single family residential Planned Unit Development on a portion of this site - expired	Approved by BCC	December 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Open Land	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & P-F	Undeveloped, single family residential, & O'Callaghan Middle School

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

## **Analysis**

### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Until March 7, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Compliance with previous conditions.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** YORK ENTERPRISES, INC.

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-0640-15</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400027</u> (WS-0640-15)      DATE FILED: <u>2/24/2021</u> PLANNER ASSIGNED: <u>LMW</u> TAB/CAC: <u>SURISE MANOR</u> TAB/CAC DATE: <u>4-1-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/21/2021</u> FEE: <u>\$775</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Crown Mayfair, LLC</u> ADDRESS: <u>17350 S. Sunset Blvd., Suite 303C</u> CITY: <u>Pacific Palisades</u> STATE: <u>CA</u> ZIP: <u>90272</u> TELEPHONE: <u>310-442-1460</u> CELL: <u>310-614-2279</u> E-MAIL: <u>david@yorkenterprisesinc.com</u>
	<b>APPLICANT</b>  NAME: <u>York Enterprises, Inc.</u> ADDRESS: <u>17350 S. Sunset Blvd., Suite 303C</u> CITY: <u>Pacific Palisades</u> STATE: <u>CA</u> ZIP: <u>90272</u> TELEPHONE: <u>310-442-1460</u> CELL: <u>310-614-2279</u> E-MAIL: <u>david@yorkenterprisesinc.REF CONTACT ID #:</u> _____
<b>CORRESPONDENT</b>  NAME: <u>Bob Gronauer/Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>RJG@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-26-701-005, 140-26-601-003 and 140-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: Loz Feliz/Bonanza

PROJECT DESCRIPTION: Single Family Development

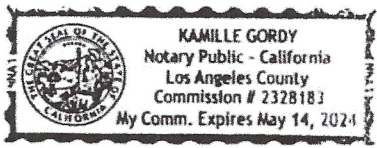
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)\* David York  
Property Owner (Print)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 19, 2021 (DATE)  
By DAVID YORK

NOTARY PUBLIC: KAMILLE GORDY



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**BOB GRONAUER**  
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February 9, 2021

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CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, NV 89155

ET-21-4000d7

**Re: Justification Letter – Second Extension of Time  
WS-0640-15  
Los Feliz/Bonanza  
York Enterprises, Inc.**

To Whom It May Concern:

This firm represents York Enterprises, Inc (the “Applicant”) in the above referenced matter. The proposed project is located on the northeast corner of Los Feliz and Bonanza (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 140-26-701-005, 140-26-601-003 and 140-26-801-004. The Applicant is requesting a second extension of time to allow an two year extension.

By way of background, the Clark County Board of County Commissioners previously approved a design review and waiver of development standards to allow for a single family residential development on the Property on March 7, 2018 (WS-15-0640). A first extension of time was administratively approved on February 4, 2020.

Since the last extension of time approval, development activities have focused largely on construction design engineering necessary to inform detailed improvement plans, with an emphasis in further geotechnical analysis and drainage parameters. The additional geotechnical work has focused on slope stability analysis for retaining walls related to planned vertical and near vertical cut conditions, as well as multiple tiered analyses of slope stability for edge conditions in the natural wash areas. The detailed engineering analyses related to the drainage of this complicated site is necessary to establish and confirm design assumptions related to the significant storm water quantities and velocities related to the drainage coming off the site. Additionally, weir analysis, as well as the potential for onsite detention and flow volume re-direction, have been reviewed through specific engineering analyses, both project specific, as well as for potential offsite impacts.

Additionally, the Sunrise development team has been working diligently in cooperation with the County on elements related to the immediately adjacent Jim McGaughey Detention

Basin & Outfall project. Acquisition of easements on the Sunrise property are necessary for construction of the Basin project, while downstream project connections to the basin are an integral part of the design of the Sunrise project drainage facilities. The easement configurations and the drainage interface design are necessary components for both the Basin and the Sunrise projects. Work on these elements is active and ongoing.

The Applicant has, to date, spent \$1,006,640 on entitlement and pre-development expenses for this Property, and would expect to be ready for a final map recording late next spring. Construction would commence immediately thereafter.

Therefore, due to the ongoing work on the Property and discussions with various County departments, we respectfully request an additional two year extension of the application. Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

  
Bob Gronauer