



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 15, 2021

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892 jillniko@hotmail.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at . Clark County, NV (clarkcountynv.gov)

Board/Council Members: Alexandria Malone, Chairperson
 Bricieda Castro, Vice Chairperson
 Paul Thomas, Member
 Earl Barbeau, Member
 Max Carter II, Member

Secretary: Jill Leiva, 702-334-6892, and jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and 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 (3) minutes. Please step up to the speaker's podium, if applicable,

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

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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 1, 2021. (For possible action)
- IV. Approval of the Agenda for July 15, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

07/21/21 BCC

- 1. **VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action) **7/21/21 BCC**

08/04/21 BCC

- 2. **ET-21-400098 (VS-19-0306)-GREYSTONE NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Hollywood Boulevard located between Cheyenne Avenue and Alto Avenue and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/sd/jo (For possible action) **08/04/21 BCC**

VII. General Business

Take public input regarding suggestions for the next budget request(s). (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 29, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142 Choose a building block.
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

July 1, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Brady Bernhart
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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 June 10, 2021 Minutes

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

IV. Approval of Agenda for July 1, 2021

Moved by: Mr. Carter
Action: Approved w/ Item #1 being held
Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez informed us that Commissioners Segerblom, Kirkpatrick and Gibson organized a Job Fair on July 9, 2021 9am-2pm at the Las Vegas Convention Center. Employers will be there with over 15,000 jobs paying \$12+ and vaccines will also be available.

VI. Planning & Zoning

07/20/21 PC

1. **TM-21-500081-WARDLEY PROPERTIES LLC:**
TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)07/20/21PC
Moved by: Ms. Malone
Action: Hold
Vote: 5-0/Unanimous

2. **UC-21-0278-BARTSAS MARY 12, LLC:**
USE PERMIT to reduce the setback from a vehicle (automobile) wash to a residential use.
DESIGN REVIEW for a proposed automated vehicle (automobile) wash on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 120 feet south of Owens Avenue within Sunrise Manor. JJ/sd/jo (For possible action)07/20/21 PC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

07/21/21 BCC

3. **DR-21-0267-CAREY-LAMONT PROPERTIES, LLC:**
DESIGN REVIEW for finished grade in conjunction with a future industrial development on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jo (For possible action)07/21/21 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

4. **ET-21-400092 (UC-17-0480)-PLEASANT VIEW PARTNERS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) congregate care facility; and 2) assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) congregate care facility; 2) assisted living facility; and 3) finished grade on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/jgh/jo (For possible action)07/21/21 BCC
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote:3-2

5. **UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:**
USE PERMITS for the following: 1) allow outside dining within 200 feet of residential uses; and 2) to not provide pedestrian access around the perimeter of an outside dining area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative commercial driveway geometrics; 3) reduce approach distance; 4) reduce departure distance; and 5) eliminate loading spaces.
DESIGN REVIEWS for the following: 1) fast food restaurant with drive-thru service; and 2) outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)07/21/21 BCC
Moved by: Ms. Castro
Action: Denied per staff recommendations
Vote: 5-0/Unanimous

6. **VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file).
MK/jgh/jd (For possible action)07/21/21 BCC
Moved by: Mr. Carter
Action: Held
Vote: 5-0/Unanimous

VII. General Business: Ms. Martinez reviewed the previous fiscal year budget request(s) and asked that TAB members/public start thinking about suggestions for the next budget request(s). (For possible action). She also informed us about Town Halls that will be taking place in July at the BCC Chambers.

July 13, 2021 6-8pm Topic: Hard Hit Communities

July 14, 2021 11am-2:30pm Topic: Affordable Housing

July 15, 2021 2pm-5pm Topic: Small Business' & Workforce Training

July 20, 2021 following BCC Meeting Topic: Health & Infrastructure

All will be on YouTube & Channel 4.

VIII. Public Comment: Mr. Thomas had a few questions re: the future of Hollywood Blvd. & Nellis Blvd.

IX. Next Meeting Date: The next regular meeting will be July 15, 2021

X. Adjournment

The meeting was adjourned at 7:35p.m.

07/21/21 BCC AGENDA SHEET

EASEMENT
(TITLE 30)

NELLIS BLVD/GOODIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

140-08-504-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The applicant indicates this request is for Kensington Mobile Home Park to vacate a permanent easement for pedestrian access. The walkway which would have occupied the subject access easement, as originally designed, was not built. The engineer who designed the walkway has since redesigned the subject area and because of those revisions, an access easement is no longer needed. The easements proposed to be vacated range in size from 71 square feet to 255 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0111-15 (ET-0050-17)	Extension of time for a waiver to reduce parking and redesign an existing manufactured home park	Approved by PC	June 2017
WS-0111-15	Waiver to reduce parking and redesign an existing manufactured home park	Approved by PC	April 2015
ZC-1083-00	Zone change initiated by the Board of County Commissioners to implement Title 30 to reclassify parcels zoned T-C to R-T zoning	Approved by BCC	September 2000
VC-1006-94	Permit an existing recreational vehicle to remain as a permanent residence where only mobile homes are permitted - expired	Approved by PC	August 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-242-91	Maintained a recreational vehicle as a permanent residence in a 114 space mobile home park where only mobile homes are permitted - expired	Approved by PC	May 1991
VC-054-88	Allowed recreational vehicles (units smaller than 8 feet by 32 feet) as permanent residences in a 114 space mobile home park - expired	Approved by PC	May 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Business and Design/Research Park	R-E	Manufactured home park
East	Nellis Air Force Base	P-F	Nellis Air Force Base
West	Business and Design/Research Park	R-T	Manufactured home park

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of pedestrian access easement that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- 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; 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENSINGTON LAND LEASE COMMUNITY, LLC

CONTACT: WILLIAM HILL, S & B CHRIST CONSULTING, 9555 HILLWOOD DR.,
SUITE 160, LAS VEGAS, NV 89134

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0272</u>	DATE FILED: <u>5/26/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>7/1/21</u>
		TAB/CAC: <u>Sunrise Manor</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>7/21/21</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Kensington Land Lease Community, LLC</u>
	ADDRESS: <u>372 Eagle Rd. #389</u>
	CITY: <u>Eagle</u> STATE: <u>ID</u> ZIP: <u>83616</u>
	TELEPHONE: <u>208-939-0069</u> CELL: _____
	E-MAIL: <u>chad@gravesacquisitions.com</u>

APPLICANT	NAME: <u>Chad S. Graves, Manager</u>
	ADDRESS: <u>372 Eagle Rd. #389</u>
	CITY: <u>Eagle</u> STATE: <u>ID</u> ZIP: <u>83616</u>
	TELEPHONE: <u>208-939-0069</u> CELL: _____
	E-MAIL: <u>chad@gravesacquisitions.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>S&B Christ Consulting, William Mike Hill, PLS</u>
	ADDRESS: <u>9555 Hillwood Dr., Suite 160</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-202-6004</u> CELL: <u>702-300-1371</u>
	E-MAIL: <u>mhill@sbcc-us.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-08-504-006

PROPERTY ADDRESS and/or CROSS STREETS: 3825 Nellis Blvd., Clark County, NV

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.

[Signature]
 Property Owner (Signature)*

Chad S. Graves
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____ *See Attached*
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

*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.

Kensington Land Lease Community LLC

VS-21-0272

May 10, 2021

**PLANNER
COPY**

APN 140-08-504-006

Justification Letter for
Vacation of Permanent Easement for Pedestrian Access
Instrument number 20180920-0001282

To Clark County, Comprehensive Planning:

Pursuant to comments expressed in the Revision Submittal Worksheet received on February 23, 2021, and the Sheet C3 "redlines" dated March 4, 2021 from Clark County Department of Public Works for "Kensington Mobile Home Park", application number PW18-14679-R02 (attached), we respectfully submit our Application for Vacation and Abandonment for the above referenced Permanent Easement for Pedestrian Access.

The walkway which would have occupied the subject access easement, as originally designed, and submitted, was not built. The engineer of record redesigned the walkway as built and submitted a revised plan, subsequently approved by the County, which no longer requires the subject access easement.

This action is necessary for our pursuit in completing the proposed improvements and will serve in our compliance with those required by Clark County Department of Public Works.

Thank you,



Chad S. Graves
Kensington Land Lease Community LLC

08/04/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400098 (VS-19-0306)-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Hollywood Boulevard located between Cheyenne Avenue and Alto Avenue and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:
140-14-201-006

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

A vacation request (VS-19-0306) was approved to vacate and abandon a 5 foot wide, approximately 881 foot long portion of right-of-way being Hollywood Boulevard. The section of Hollywood Boulevard being vacated starts at the intersection of Hollywood Boulevard and Alto Avenue and traverses northward on the subject property. In addition, this request is to vacate a 5 foot wide, approximately 1,255 foot long portion of Alto Avenue starting at the intersection of Hollywood Boulevard and traversing eastward. The applicant indicates that these vacations are necessary to provide a detached sidewalk along Hollywood Boulevard and Alto Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0306:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

This request originally had the following effect, Hollywood Boulevard and Alto Avenue will ultimately be reduced as follows, Hollywood Boulevard right-of-way to 45 feet to the back of curb and the Alto Avenue right-of-way to 35 feet to the back of curb per the conditions for the approved entitlements. The improvement plans and final maps for Units 1 (PW18-16720 and NFM20-500043) and 2 (PW20-16872) and (NFM20-500130) as well as vacation VS-19-0303 have been approved and recorded. Currently, improvement plans for Unit 3 (PW20-17268), Hollywood Boulevard and Alto Avenue off-site (PW20-17267) are in review process with Public Works and Utility agencies with the final map to be submitted to the Mapping Team shortly for review. VS-19-0306 will be recorded with these improvements. Due to the review timelines required for these projects, the applicant is requesting an extension of VS-19-0306.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400082 (NZC-0097-17)	Second application for review for a single family development	Approved by BCC	September 2020
AR-19-400094 (NZC-0097-17)	First application for review for a single family development	Approved by BCC	August 2019
VS-19-0306	Vacated and abandoned a portion of Hollywood Boulevard and Alto Avenue for detached sidewalks	Approved by BCC	June 2019
VS-19-0303	Vacated and abandoned a portion of Hollywood Boulevard for detached sidewalks	Approved by BCC	June 2019
NZC-0097-17	Reclassified 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	January 2018
ZC-0403-07	Reclassified 48.8 acres on the southern portion of the site from R-E to P-F zoning for a school	Approved by BCC	June 2007
DR-1572-03	Middle school	Approved by BCC	January 2004
ZC-1646-02	Reclassified the southwest corner of this parcel from R-E to P-F zoning for an elementary school	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Public Facilities	P-F	Undeveloped
East	Public Facilities	R-E	Undeveloped
West	Residential Suburban	R-2	Single family residential

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.

The applicant has made significant progress on this project since the original application to vacate and abandon an existing right-of-way approval in 2019. Permits have been applied for and/or submitted to Public Works for their review in recent months. Since the applicant is currently working through obtaining requisite permits, including grading permits that have been issued by the Department of Public Works and overall progress has been shown by County records staff can support this request.

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 June 4, 2023 to record.
- 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; 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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>VS-19-0306</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED <u>6/7/21</u> PLANNER ASSIGNED: <u>aw</u> ACCEPTED BY: <u>aw</u> FEE: <u>\$ 300</u> CHECK #: _____ COMMISSIONER: <u>M-K</u> OVERLAY(S)? _____ PUBLIC HEARING? Y/ <input checked="" type="radio"/> N TRAILS? Y/ <input checked="" type="radio"/> N PFNA? Y/ <input checked="" type="radio"/> N APPROVAL/DENIAL BY: _____	F. NUMBER: <u>Et-21400098</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/11/21</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>D-F</u> NOTIFICATION RADIUS: _____ SIGN? Y/ <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: _____ E-MAIL: <u>david.cornoyer@lennar.com</u>	
	APPLICANT	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: _____ E-MAIL: <u>david.cornoyer@lennar.com</u> REF CONTACT ID #: <u>186953</u>	
	CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): (140-14-201-001 original APN) 140-14-201-006
 PROPERTY ADDRESS and/or CROSS STREETS: Hollywood Blvd and Alto Ave
 PROJECT DESCRIPTION: Request to extend vacation of 5' wide right of way along Hollywood Blvd & Alto Ave

(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.

DocuSigned by:

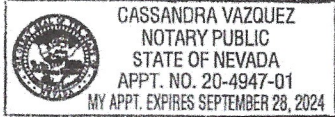
 Property Owner (Signature)*

Robert Johnson, Authorized Agent
 Property Owner (Print)

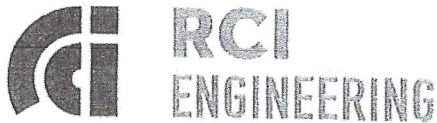
STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 28, 2021 (DATE)
 By ROBERT JOHNSON (AUTHORIZED AGENT)

NOTARY PUBLIC: _____



*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.



May 17, 2021

ET-21-400098

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

RE: Justification Letter - Extension of Vacation (VS-19-0306)
Hollywood and Alto - by Lennar Homes

This letter has been prepared in support of extension of time for vacation of Public Right of way for the Hollywood and Alto Subdivision, VS-19-0306, which is generally located on the northeast corner of North Hollywood Boulevard and Alto Avenue. The proposed development consists of 352 single family detached residential lots. A non-conforming zone change (NZC-0097-17) and Tentative Map (TM-0019-17) was approved for the project on 1/17/18. The Notice of Final Action requires detached sidewalks along Hollywood Boulevard and Alto Avenue. This application will serve to vacate a 5' wide portion of the east side of the existing dedicated Clark County Public Right of Way, Hollywood Boulevard, which extends the length of projects western boundary. Additionally, the application will vacate a 5' wide portion of the north side of the existing dedicated Clark County Public Right of Way, Alto Avenue, which extends the length of projects southern boundary.

Original Vacation Justification

The Clark County Public Right of Way being requested for vacation, 5-feet between the proposed back of curb and the proposed sidewalk adjacent to Hollywood Boulevard and Alto Avenue will reduce the Hollywood R/W to 45-feet to the back of curb and the Alto R/W to 35-feet to the back of curb per the NOFA for the approved entitlements.

The improvement plans and final maps for Units 1 (PW18-16720 and NFM20-500043) and 2 (PW20-16872 and NFM20-500130) as well as vacation VS-19-0303 have been approved/recorded. Currently, improvement plans for Unit 3 (PW20-17268) and Hollywood and Alto Off-Site Streets (PW20-17267) are in review process with Public Works and Utility agencies with the final map to be submitted to Mapping Dept shortly for review. VS-19-0306 will be recorded with these improvements. Due to the review timelines required for these projects, we are requesting an extension of VS-19-0306.



Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Zrinyi'.

Chris Zrinyi, P.E.
Principal