

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0302-USA & CLARK COUNTY LEASE:

DESIGN REVIEW for the expansion of an existing regional park (Hollywood) on an 87.30 acre portion of 207.0 acres in a PF (Public Facility) Zone.

Generally located on the northeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor. TS/jgh/kh (For possible action)

RELATED INFORMATION:

APN:

161-02-301-004; 161-02-401-002; 161-02-201-004; 161-02-201-005; 161-02-301-003; 161-02-401-004

LAND USE PLAN:

SUNRISE MANOR – OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 87.03 acre portion of 207 acres
- Project Type: Baseball fields (3) and ancillary uses and structures
- Number of Stories: 1
- Building Height (feet): 19 (restroom), 13 (shade structure)
- Parking Spaces: 231

Site Plan

The site that has been approved by past land use applications for the regional park has an area of approximately 207 acres. Current development on this site includes the Hollywood Park Community Center, the aquatic center, baseball fields, and other ancillary uses located on the northwestern portion of the site; Harney Middle School located on the northeastern portion of the site; and Clark County Fire Station 31 located on the southwestern portion of the site. The plans depict an approximately 87 acre expansion of the existing Hollywood Regional Park. The expansion area is in the north and southeast quadrants of the site and includes 3 new baseball fields, LED sports lighting, scoreboards, chain-link fencing, dugouts, and covered bleachers. This phase also includes a new restroom building and fenced maintenance yard.

The site amenities will also include a plaza with shade areas, warm-up areas, a designated food truck area, along with a pick-up and drop-off area and bus and RV stalls for visiting teams.

Landscaping

Landscaping consists of trees, shrubs, and groundcover located along Hollywood Boulevard, Sahara Avenue, and along the access roads within the park. Additional landscape areas are located within the parking lots and around the proposed amenity areas.

Elevations

The plans depict a total of 2 structures which include a restroom building and a shade structure. The shade structure stands at approximately 13 feet and has a pitched roof with standing seam decorative metal roofing material. The roof of the shade structure is supported by columns constructed of decorative block. The restroom building stands at approximately 19 feet and will also have pitched roofs with standing seam decorative metal roofing material. The exterior of the restroom building consists of painted precast concrete.

Applicant's Justification

The applicant indicates that this site has been leased from the Bureau of Land Management for use as a regional park to serve the residents of Clark County. The site is designed for a park in the Sunrise Manor Land Use Plan and the proposed expansion will provide additional recreational facilities for Clark County residences within the eastern portion of the Las Vegas Valley.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0677	Building addition to the existing community center within Hollywood Regional Park	Approved by PC	October 2018
UC-0309-09	Allow hazardous material storage in conjunction with an aquatic center and design review for an aquatic center with an outdoor pool in conjunction with a public park	Approved by PC	June 2009
ADR-0294-07	3 additional shade structures in conjunction with an existing park	Approved by ZA	April 2007
ADR-0197-05	2 shade structures in conjunction with an existing public park	Approved by ZA	March 2005
ZC-0276-01	Reclassified an approximate 20-acre parcel to the west of this site across Hollywood Boulevard to P-F zoning for an elementary school which used to be one parcel with the subject parcel	Approved by BCC	April 2001
ZC-0147-01	Reclassified approximately 160 acres, including this site, to P-F zoning for a park	Approved by BCC	March 2001
ZC-1882-00	Reclassified 21.5 acres at the northeast corner of the site to P-F zoning for a middle school (Harney Middle School)	Approved by BCC	February 2001
ZC-1404-00	Reclassified 40 acres of the site to P-F zoning for a fire station and future development	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences
South	Mid-Intensity Suburban Neighborhood	RS3.3	Single-family residences
East	Open Lands	RS20	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RM18, PF, & RS3.3	Las Vegas High School, Iverson Elementary School, & single-family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

This site consists of existing park facilities for the residents of this area. The site is planned for use as a regional park, and it has been the intent that facilities would be expanded within this site to provide additional recreational facilities for the residents of Clark County. The request is consistent and compatible with the planned uses in this area, the existing public facilities in this area, and with the existing residential developments abutting the site; therefore, staff supports this request.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGMENT

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