

05/17/22 PC AGENDA SHEET

PLAN AMENDMENT
(MASTER PLAN)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-22-700002-LGI HOMES-NEVADA, LLC:

PLAN AMENDMENT to amend Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from 100 feet to 80 feet for Hollywood Boulevard.

Generally located on Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard within Sunrise Manor. MK/gt (For possible action)

RELATED INFORMATION:

APN:

140-14-301-004; 140-14-301-005; 140-14-301-007

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

This is a request to reduce the right-of-way width of Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard from 100+ feet to 80+ feet on Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan.

Applicant's Justification

The applicant states that as a condition of NZC-21-0562, it was required to work with Public Works and the Commissioner's Office on the reduction of Hollywood Boulevard to accommodate a 10-foot-wide sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0562	Reclassified this site to R-2 zoning for a single family residential development	Approved by BCC	December 2021
TM-21-500158	238 residential lots on 36.3 acres	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500141	212 single family lots - expunged	Approved by BCC	September 2019
VS-19-0543	Vacated portions of rights-of-way being Hollywood Boulevard and Alto Avenue in order to provide detached sidewalks	Approved by BCC	September 2019
NZC-18-0968	Reclassified a portion of this site (32.3 acres) to R-2 zoning for a single family residential and 6.6 acres to R-3 zoning for a senior housing complex - expunged	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Single family residential
South	Public Use	P-F	Middle school & high school
East	Public Use	P-F	Park/ball fields (Shadow Rock Park)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-22-0158	A request to vacate and abandon a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Community Planning**

Staff finds the request for a Collector Street designation is appropriate for this section of Hollywood Boulevard.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.m., unless otherwise announced.

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.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: LGI HOMES-NEVADA LLC

CONTACT: CHRIS THOMPSON, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106