

09/22/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400128 (NZC-0097-17)-GREYSTONE NEVADA, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

140-14-201-006 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 2450 N. Hollywood Boulevard
- Site Acreage: 50.5 acre portion of a 247.6 acre parcel
- Number of Lots/Units: 352 (single family residential)/3 (common)
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 4,000/8,995
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 28 feet, 8 inches
- Square Feet: 2,031 to 2,574

Site Plan & Request

This application includes an administrative review for compatibility with the surrounding development. The approved plans depict a single family residential development consisting of 352 residential lots and 3 common lots on 50.5 acres at a density of 7.0 dwelling units per acre. The lots range in size from 4,000 square feet to 8,995 square feet. The lots will have access to

Alto Avenue and Hollywood Boulevard via 47 foot wide public streets with 5 foot wide sidewalks on both sides of the street.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Alto Avenue and Hollywood Boulevard.

Elevations

The plans depict three, 2 story models up to 28 feet 8 inches high. The single family dwellings will have similar building materials consisting of stucco finished walls with decorative stone veneer accents, window articulation on all sides, and concrete tile roofs.

Floor Plans

The plans depict homes from approximately 2,031 square feet to 2,574 square feet with 3 to 4 bedrooms and 2 car garages.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400082 (NZC-0097-17):

Current Planning

- Until July 17, 2021 to administratively review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Compliance with previous conditions.

Listed below are the approved conditions for AR-19-400094 (NZC-0097-17):

Current Planning

- 1 year to review as public hearing.
- Applicant is advised that substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-0097-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Subject to an 18-month review;

- Applicant will coordinate with Nellis Air Force Base the disposition of the 37.11 acres on the north side of the project;
- Disclosure of proximity to an active mining operation;
- All homes to be built with architectural articulation on all sides;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Nellis Air Force Base

- Display maps (Title 30 Nellis AFB Air Environs and Noise Contours) in all sales offices (in addition to land use and zoning maps) and all model homes, stating that this project is near Nellis AFB, which is an active Air Force installation, and owner/developer to work with Nellis AFB on approved maps;
- Sales personnel in the offices to disclose proximity to Nellis AFB to prospective buyers;
- Houses will be sound attenuated at least 35 decibels and meet all requirements of Clark County Code of Ordinances, Chapter 22.22, Noise Attenuation Construction Standards;
- All plans must be certified in accordance with sections 22.22.010 and 22.22.020 of the code, including certification by a professional sound engineer before certificate of occupancy;
- Disclosure of proximity to the Live Ordnance Loading Areas;
- Disclosure of excessive noise coming from Nellis AFB during exercises;
- Disclosure that Nellis AFB aircraft depart and arrive daily at all hours, to include weekends;
- Any noise complaints will be sent to the developer, not Nellis AFB.
- Proposed disclosure statement submitted to the County for this application will run with the properties and be required to be signed by future purchasers of the properties.

Public Works – Development Review

- Applicant to coordinate with Public Works – Development Review on an approved street section for Hollywood Boulevard including a center median and landscaping on the west side of Hollywood Boulevard;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Hollywood Boulevard, 35 feet to back of curb for Alto Avenue and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Purchase (POC) request has been completed for this project, POC Tracking #000702-2016.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have made substantial progress toward completion of this project. They have recorded the first 2 Final Maps totaling 164 lots with many under construction. In addition, Unit 3 is currently under review for an additional 101 lots. The project continues to move forward, and the applicant requests additional time in order to complete the project.

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 a portion of Hollywood Boulevard and Alto Avenue for detached sidewalks	Approved by BCC	June 2019
VS-19-0303	Vacated 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	Public Facilities	P-F	Undeveloped
South	Public Facilities	R-2	Undeveloped
East	Public Facilities	R-E	Undeveloped & sand and gravel operation
West	Residential Suburban (up to 8 du/ac)	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. Staff finds that the project has commenced and substantial progress has been made toward completion. The first 2 final maps have recorded and homes are currently under construction. In addition, the third final map is currently under review. Also, staff finds that the homes being constructed are compatible with the surrounding development. Staff can support the request for additional time to complete the project.

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 January 17, 2024 to complete.
- 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAVE CORNOYER

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