HOLLYWOOD & ALTO
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0019-17 – USA/MOSAIC HOLLYWOOD 247, LLC:

HOLDOVER AMENDED TENTATIVE MAP consisting of 481 residential lots (previously 636 & 591 residential units) and common lots on 73.6 acres (previously notified as 69.6 acres) in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-65) Zone (previously notified as an R-2 (Medium Density Residential) Zone; R-2 (Medium Density Residential) (AE-65) Zone; R-3 (Multiple Family Residential) Zone; and an R-3 (Multiple Family Residential) (AE-65) Zone.

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

RELATED INFORMATION:

APN:
140-14-101-002 ptn (previously 140-14-101-001 ptn)

LAND USE PLAN:
SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description
General Summary

- Site Address: 2450 N. Hollywood Boulevard
- Site Acreage: 73.6 portion of a 247.6 acre parcel
- Number of Lots/Units: 481 (residential)/8 (common total)
- Density: 6.5 (du/ac)
- Minimum/Maximum Lot Size (square feet): 4,000/10,987
- Project Type: Single family residential development

Site Plans
The applicant has modified the project several times and submitted several sets of revised plans depicting a total of 591 residential units comprised of 3 housing product types including single family detached in an R-2 zone, single family attached in an R-3 zone, and multi-family residential condominiums on an R-3 zone. The applicant has submitted revised plans showing the entire 73.6 acres site being developed as a single family residential development in an R-2 zone. The total acreage and boundaries for the project have not changed. The revised plans now depict a single family residential development consisting of 481 residential lots and 8 common lots on 73.6 acres at a density of 6.5 dwelling units per acre. The lots range in size from 4,000 square feet to 10,987 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.
All common areas are dispersed throughout the site and will be active and passive recreation areas with landscaping.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0403-07</td>
<td>Reclassified 48.8 acres on the southern portion of the site from R-E to P-F zone for a school</td>
<td>Approved by BCC</td>
<td>June 2007</td>
</tr>
<tr>
<td>DR-1572-03</td>
<td>A middle school</td>
<td>Approved by BCC</td>
<td>January 2004</td>
</tr>
<tr>
<td>ZC-1646-02</td>
<td>Reclassified the southwest corner of this parcel from R-E to P-F zone for an elementary school</td>
<td>Approved by BCC</td>
<td>December 2002</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Nellis Air Force Base</td>
<td>R-U</td>
</tr>
<tr>
<td>South</td>
<td>R-E, P-F, &amp; R-1</td>
<td>Undeveloped portion of the subject parcel, schools, &amp; single family residential south of Carey Avenue</td>
</tr>
<tr>
<td>East</td>
<td>Public Facilities</td>
<td>R-E</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban</td>
<td>R-2</td>
</tr>
</tbody>
</table>

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0097-17</td>
<td>A zone change to reclassify the site from R-E and P-F to R-2 for a single family residential development is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**
This request meets the tentative map requirements as outlined in Title 30. However, approval of this request is contingent upon approval of NZC-0097-17. Since staff does not support the zone change and the design review associated with NZC-0097-17, staff cannot support this application.

**Staff Recommendation**
Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.
TAB/CAC: Sunrise Manor – denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: March 21, 2017 – HELD – To 04/04/17 – per the applicant to rewrite/renotify.

PLANNING COMMISSION ACTION: April 4, 2017 – HELD – To 05/02/17 – per staff to rewrite and for the applicant to return to the Sunrise Manor Town Board meeting.

PLANNING COMMISSION ACTION: May 2, 2017 – HELD – To 06/06/17 – per the applicant to rewrite.

PLANNING COMMISSION ACTION: June 6, 2017 – HELD – To 07/18/17 – per the Planning Commission for the applicant to work with staff, hold a neighborhood meeting, and return to the Sunrise Manor Town Board.

PLANNING COMMISSION ACTION: July 18, 2017 – APPROVED – Vote: Aye: Dapper, Frasier, Kirk, Morley, Stone, Tagliaferri Nay: Kilarski

Current Planning
• 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review
• 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.

Current Planning Division – Addressing
• Need approved street names list;
• Street name suffixes shall be spelled out;
• Cambrai Street is a street name sound alike;
• Brady Street, Brody Court, Pecan Avenue, Ryan Street and Quinn Street are street name duplicates.

Building Department – Geotechnical
• The site is located within a 2000-foot seismic buffer; new foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA; and that the evaluation could potentially result
in additional setback distances (no build zones) per SNBCA 1808.10 if faults are identified onsite.

**Building/Fire Prevention**

- Applicant is advised that automatic fire sprinklers will be required for this facility; fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; show fire hydrant locations on-site and within 750 feet; to submit plans for review and approval prior to installing gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire protection may be required for this facility, contact Fire Prevention for further information at (702) 455-7316.

**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.

**COUNTY COMMISSION ACTION:** August 16, 2017 – HELD – To 09/06/17 – per the applicant.

**COUNTY COMMISSION ACTION:** September 6, 2017 – HELD – To 09/20/17 – per Commissioner Kirkpatrick.

**APPLICANT:** Mosaic Hollywood 247, LLC  
**CONTACT:** Rick Read, RCI Engineering, 4325 Dean Martin Drive, Suite 330, Las Vegas, NV 89103