



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 15, 2025

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.
  - 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: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Sondra Cosgrove, Chair  
Earl Barbeau, Vice-Chair  
Kevin Williams, Member  
Harry Williams, Member  
Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto: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 Name(s), Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto: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, clearly state

#### BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

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 May 1, 2025. (For possible action)
- IV. Approval of the Agenda for May 15, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

## VI. Planning and Zoning

**06/03/25 PC**

### 1. **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 P-F (Public Facility) Zone. Generally located on the northeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor. TS/jgh/kh (For possible action)

- VII. General Business: None
- 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: May 29, 2025.
- 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  
<https://notice.nv.gov>

#### **BOARD OF COUNTY COMMISSIONERS**

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager



## Sunrise Manor Town Advisory Board

May 1, 2025

### MINUTES

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Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –PRESENT Kevin Williams-PRESENT Steve Demeritt - Planning
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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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 the April 10, 2025 Minutes

Moved by: Stephanie Jordan

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for May 1, 2025

Moved by: Harry Williams

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: None

VI.

## Planning & Zoning

05/06/25 PC

1. WS-25-0192-3591 BOULDER HIGHWAY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.

DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action) 05/06/25 PC

Moved by: Mr. Barbeau

Action: Denied per staff recommendations

Vote: 5-0/Unanimous

#### BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



05/20/25 PC

2. **PA-25-700022-LRLJ, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN) on 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action) 05/20/25 PC

**Moved by: Mr. Barbeau**

**Action: Adopted per staff recommendations**

**Vote: 5-0/Unanimous**

3. **ZC-25-0274-LRLJ, LLC:**

**ZONE CHANGE** to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to a RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action) 05/20/25 PC

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 5-0/Unanimous**

4. **VS-25-0275-LRLJ, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action) 05/20/25 PC

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 5-0/Unanimous**

5. **WS-25-0276-LRLJ, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) allow attached sidewalk; 3) reduce back of curb radius; and 4) alternative turnaround.

**DESIGN REVIEW** for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action) 05/20/25 PC

**Moved by: Ms. Jordan**

**Action: Approved**

**Vote: 5-0/Unanimous**

6. **TM-25-500066-LRLJ, LLC:**

**TENTATIVE MAP** consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action) 05/20/25 PC

**Moved by: Ms. Jordan**

**Action: Approved**

**Vote: 5-0/Unanimous**

7. **UC-25-0242-LAMB LV, LLC:**

**USE PERMIT** to allow a restaurant in conjunction with an existing office/warehouse and retail complex on 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & 75) Overlay. Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action) 05/20/25 PC

**Moved by: Harry Williams**

**Action: Approved per staff recommendations**

**Vote: 5-0/Unanimous**

05/21/25 BCC

8. **AR-25-400045 (ET-23-400100(UC-22-0059))-SIROONIAN, CHARLES B. & DEBORAH M.:**

**USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: 1) salvage yard; and 2) recycling center. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.

**DESIGN REVIEW** for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located on the north side of Hammer Lane and the west side of Auto Street within Sunrise Manor. MK/jm/kh (For possible action) 05/21/25 BCC

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KEVIN SCHILLER, County Manager



Moved by: Harry Williams  
Action: Approved Per Staff Recommendations  
Vote: 3-2

9. **UC-25-0219-AMIGO REALTY CORP:**  
**USE PERMIT** for vehicle maintenance and repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action) 05/21/25 BCC  
Moved by: Mr. Barbeau  
Action: Approved the Use Permit & Design Review and DENIED the Waivers of Development Standards. Per  
Vote: 5-0/Unanimous
10. **VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment) and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action) 05/21/25 BCC  
Moved by: Ms. Jordan  
Action: Approved per staff recommendations  
Vote: 5-0/Unanimous
11. **UC-25-0202-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:**  
**USE PERMIT** for a proposed multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce electric vehicle (EV) parking stalls; and 2) reduce throat depth.  
**DESIGN REVIEW** for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action) 05/21/25 BCC  
Moved by: Harry Williams  
Action: Approved with condition that there be 25 EV parking stalls  
Vote: 5-0/Unanimous
12. **TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:**  
**TENTATIVE MAP** for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action) 05/21/25 BCC  
Moved by: Mr. Barbeau  
Action: Approved per staff recommendations  
Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: Al Rojas commented that the large rocks used for alternative landscaping is a Good deterrent for homeless. He also mentioned that placing no trespassing signs helps avoid Issues with young people.

IX. Next Meeting Date: The next regular meeting will be May 15, 2025

X. Adjournment  
The meeting was adjourned at 8:10 pm

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 P-F (Public Facility) Zone.

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

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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

#### Design Review

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](mailto: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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY REAL PROPERTY MANAGMENT

**CONTACT:** SIMPSON COULTER STUDIO, 151 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



APR# 25-100219



# Department of Comprehensive Planning Application Form

**NO  
fees**

ASSESSOR PARCEL #(s): 161-02-301-004 & 161-02-401-002

PROPERTY ADDRESS/ CROSS STREETS: SAHARA AVE. & HOLLYWOOD BLVD.

## DETAILED SUMMARY PROJECT DESCRIPTION

Park expansion that includes 3 new baseball fields, restrooms, turf area w/shade structures, food truck area and maintenance yard

## PROPERTY OWNER INFORMATION

NAME: CLARK COUNTY NEVADA / BLM LEASE

ADDRESS: 500 GRAND CENTRAL PARKWAY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89155

TELEPHONE: 702-455-5817

CELL

EMAIL: RPMPERMITS@clarkcountynv.gov

## APPLICANT INFORMATION (must match online record)

NAME: Ebtisam Botros, CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT

ADDRESS: 500 GRAND CENTRAL PARKWAY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89155

REF CONTACT ID #

TELEPHONE: 702-455-4924

CELL

EMAIL: BOTROSS@CLARKCOUNTYNV.GOV

## CORRESPONDENT INFORMATION (must match online record)

NAME: Francois Benoit, SIMPSON COULTER STUDIO

ADDRESS: 151 E. WARM SPRINGS RD.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89119

REF CONTACT ID #

TELEPHONE: 702-435-1150

CELL

EMAIL: FXBENOIT@SIMPSONCOULTER.COM

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Property Owner (Signature)\*

SHARUNA BRADLEY  
Property Owner (Print)

2/11/2025  
Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 25-0302

PC MEETING DATE 6/3/25

BCC MEETING DATE N/A

TAB/CAC LOCATION 5/15/25

Sunrise Manor

ACCEPTED BY JG H

DATE 4/10/25

FEES

KPM / NO FEES

DATE 4/10/25



November 26, 2024

Clark County  
Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

**Re:** Hollywood Park Sports Complex Phase II – 1650 S. Hollywood Blvd., Las Vegas, NV 89142  
Justification Letter

- Design Review

A.P.N. 161-02-301-004 & 161-02-401-002  
23 Acres

To Whom It May Concern:

On behalf of the Applicant/Owner, Simpson Coulter Studio respectfully submits the attached plans for Land Use entitlements and Design Review per the attached application.

**DESIGN REVIEW:**

Clark County will design and construct three (3) new 400-foot baseball fields with dirt infields and associated amenities, at the Hollywood Regional Park Sports Complex, to provide connectivity to the previously funded SNPLMA project for the Hollywood Park expansion and trails.

**Site Description**

The site is 30 plus acres of open desert, on the Northeast corner of Hollywood Park near the existing multi-sue four-plex shared with Harney Middle School.

The project site is owned by the BLM and leased by Clark County.

Zoning for the site is P-F (Public Facility). The definition of P-F in Clark County's Title 30 states, "to provide for the location and development of sites suitable for necessary public buildings, structures, and uses, and related private buildings, structures, and accessory uses." The proposed improvements will be in line with the current description of zoning.

**Project Description**

The proposed park expansion is comprised of three (3) new baseball fields with 400-foot outfield fences, dirt infields. Each field will include two covered dugouts large enough for 20 players, two bull pens, one digital scoreboard, 8-foot-high green vinyl chain link fence, and two sets of covered 6-row bleachers. Each field will be lit with LED sport lighting, 3200k to match phase 1 of the Hollywood Park. A new restroom building with lockable storage room will be provided, on a Clark County prototype model, as well as a new fenced equipment/maintenance yard.

The site amenities will also include a centralized plaza with shade areas, two players warm up areas, open turf areas for picnics and gatherings, a dedicated area for food trucks and a pick-up/drop-off zone. The parking lot will have 231 spaces, which is sized to accommodate traffic for three fields on game days and will include planters to break up the expanse of asphalt. Eight bus/RV stalls will also be provided for visiting teams.

# **Simpson Coulter | STUDIO**

PLANNING • ARCHITECTURE • INTERIOR DESIGN

This new phase will be connected to the existing four-plex fields to the North by 10'-0" wide walkways. Access to each field will be done through an ADA accessible route that will connect to the existing ADA accessible trail systems leading to the Public Way on Hollywood Boulevard.

The existing drainage system will be upgraded to incorporate the new grading of the fields.

The new access road connecting this phase to Sahara Avenue to the South will include landscape medians to slow traffic down. The driveway entrance from Sahara will meet Clark County and RTC requirements for throat depth and sight visibility zone.

Please feel free to contact me with any questions you may have or additional information you may need.

Respectfully,

Francois Benoit  
Project Manager  
702.435.1150  
[fxbenoit@simpsoncoulter.com](mailto:fxbenoit@simpsoncoulter.com)