



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: SEPTEMBER 13, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0437-SNC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 16 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0437-SNC1 CONDITIONS

Planning

1. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to change the street name of 'Sunny Place' located west of Martin L. King Boulevard, between Washington Avenue and Bonanza Road to Harvey Munford St.

ANALYSIS

The street name 'Harvey Munford St' has been proposed to replace the existing 'Sunny Place' road way alignment located west of Martin L King Boulevard between Washington Avenue and Bonanza Road. As stated in the submitted justification letter date stamped August 4, 2021, this name change request is to honor Mr. Munford, who has been a staunch community leader for the Historic Westside and was recently inducted into the Historic Westside Legacy Park.

The request meets the criteria for valid street names per the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. This name was submitted to Las Vegas Fire and Rescue for verification and subsequently approved in July 2022. There are currently nine addresses associated with the existing 'Sunny Place' road way alignment that will need to be re-addressed and two street signs will need to be replaced if approved.

FINDINGS (22-0437-SNC1)

Staff has no objection to the requested street name change, as it is consistent with the adopted 2009 Street Naming and Address Assignment Regulations. Staff recommends approval of the requested Street Name Change (21-0598-SNC1), subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
09/13/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project request FROM: SUNNY PLACE TO: HARVEY MUNFORD ST. generally located west of Martin L. King Boulevard between Washington Avenue and Bonanza Road, Ward 5 (Crear)

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Related Building Permits/Business Licenses

There are no building permits or business licenses related to 'Sunny Place.'
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Pre-Application Meeting

As this is a City initiated proposal, a pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check	
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08/17/22	Staff performed a routine field check to observe the existing conditions of Sunny Place. The lots adjacent to the east side of Sunny Place have double frontage with Sunny Place and Martin L. King Boulevard, and some of those are addressed off of either Martin L. King Boulevard or Bonanza Road. There is one existing residential home on the east side of Sunny Place that would need to be re-addressed if approved. On the west side of Sunny Place is three existing residential homes that would also need to be re-addressed. Sunny Place is a local, unimproved residential street designed with what is commonly referred to as "rural street standards," with no sidewalk, curb or gutter. Only the portions of the west side of Sunny Place adjacent to commercial development contain curb and gutter, the east side is completely rural.
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Master and Neighborhood Plan Areas	Compliance
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Las Vegas 2050 Master Plan Area: West Las Vegas	Y
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Special Area and Overlay Districts	Compliance
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A-O (Airport Overlay) District – 140 Feet	Y
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Other Plans or Special Requirements	Compliance
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West Las Vegas Plan	Y
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Trails	N/A
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Las Vegas Redevelopment Plan Area	N/A
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Interlocal Agreement	N/A
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Project of Significant Impact (Development Impact Notification Assessment)	N/A
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Project of Regional Significance	N/A
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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sunny Place	Local Street	Master Plan of Streets and Highways Map	41	Y
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways Map	104	Y
Washington Avenue	Collector	Master Plan of Streets and Highways Map	80	Y

Details of Application Request

Properties adjacent to Sunny Place:		
APN	Address	Property owner
139-28-303-001	825 Sunny Place	DFA, LLC
139-28-303-002	809 Sunny Place	Harvey J. & Vivian C. Munford
139-28-303-003	733 Sunny Place	DFA, LLC
139-28-303-004	709 Sunny Place	Macon L. Jackson
139-28-303-005	705 Sunny Place	DFA, LLC
139-28-303-006	701 Sunny Place	James Ray Gray
139-28-304-009	622 Sunny Place	Sparks CC, LLC
139-28-303-011	1700 West Bonanza Road	DFA, LLC
139-28-304-010	1500 West Bonanza Road	Sparks CC, LLC
139-28-304-005	700 Sunny Place	Pedro & Clarissa Lopez-Sandoval
139-28-304-004	804 Sunny Place	DFA, LLC
139-28-304-003	Undeveloped / No Address	DFA, LLC
139-28-304-002	815 North Martin L. King Boulevard	DFA, LLC
139-28-313-002	Undeveloped / No Address	Megdal Las Vegas, LLC
139-28-313-003	835 North Martin L. King Boulevard	Sappora 7, LLC

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<i>Properties with addresses on Sunny Place that will require re-addressing if approved:</i>		
<i>APN</i>	<i>Address</i>	<i>Property owner</i>
139-28-303-001	825 Sunny Place	DFA, LLC
139-28-303-002	809 Sunny Place	Harvey J. & Vivian C. Munford
139-28-303-003	733 Sunny Place	DFA, LLC
139-28-303-004	709 Sunny Place	Macon L. Jackson
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