

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

**CITY COUNCIL MEETING DATE: SEPTEMBER 13, 2022**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS**

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

| <b>CASE NUMBER</b> | <b>RECOMMENDATION</b>                             | <b>REQUIRED FOR APPROVAL</b> |
|--------------------|---|------------------------------|
| 22-0437-SNC1       | Staff recommends APPROVAL, subject to conditions: |                              |

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 18

**NOTICES MAILED** 16 (by City Clerk)

**PROTESTS** 0

**APPROVALS** 0

Submitted after final agenda

Date 10/18/22 Item 89

NE

**\*\* CONDITIONS \*\***

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**22-0437-SNC1 CONDITIONS**

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**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 (22-0437-SNC1), subject to conditions.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b> |   |
|--|---|
| 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.'

**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.

**Field Check**

|          |   |
|----------|---|
| 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. |
|----------|---|

| <b>Master and Neighborhood Plan Areas</b>                                  | <b>Compliance</b> |
|--|-------------------|
| Las Vegas 2050 Master Plan Area: West Las Vegas                            | Y                 |
| <b>Special Area and Overlay Districts</b>                                  | <b>Compliance</b> |
| A-O (Airport Overlay) District – 140 Feet                                  | Y                 |
| <b>Other Plans or Special Requirements</b>                                 | <b>Compliance</b> |
| West Las Vegas Plan  | Y                 |
| Trails   | N/A               |
| Las Vegas Redevelopment Plan Area  | N/A               |
| Interlocal Agreement   | N/A               |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A               |
| Project of Regional Significance   | N/A               |

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| <b>Street Name</b> | <b>Functional Classification of Street(s)</b> | <b>Governing Document</b>               | <b>Actual Street Width (Feet)</b> | <b>Compliance with Street Section</b> |
|--------------------|---|---|-----------------------------------|---------------------------------------|
| 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**

| <b>Properties adjacent to Sunny Place:</b> |                                    |                                 |
|--|------------------------------------|---------------------------------|
| <b>APN</b>                                 | <b>Address</b>                     | <b>Property owner</b>           |
| 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                |
| 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                  |
| 139-28-304-005   | 700 Sunny Place | Pedro & Clarissa Lopez-Sandoval |
| 139-28-304-004   | 804 Sunny Place | DFA, LLC                        |

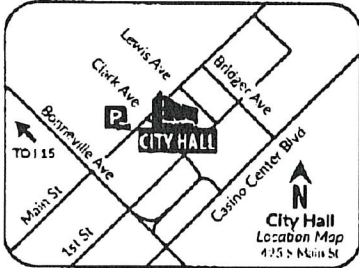
City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**

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2022 OCT 18 A 7:06

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Scan or go to:

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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

22-0437-SNC1  
13928303004  
JACKSON MACON L  
709 SUNNY PL  
LAS VEGAS NV 89106-3636



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

22-0437-SNC1

City Council Meeting of 10/19/2022

*To much trouble To change  
thing to a new street name  
Please leave it alone*

65106303004 0020



Submitted after final agenda

Item 89

N J ST

W Jefferson 1200 AVE

BARBARA  
EDU

STOP





