



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 13, 2021

6:30 p.m.

## AGENDA

**NOTE:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov), before 5pm, May 12, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

**Board Members:**

Alexandria Malone – Chair  
Bricieda Castro- Vice Chair  
Earl Barbeau-Member

Paul Thomas-Member  
Max Carter-Member

**Secretary:**

Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto:jillniko@hotmail.com)

**County Liaison:**

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)

- I. Call to Order, Invocation, Pledge of Allegiance, 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 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

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov), before 5pm, on February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for April 29, 2021 (For possible action)
- IV. Approval of Agenda for May 13, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

**Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process, and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)**

VI. Planning & Zoning:

06/01/21 PC

- 1. **UC-21-0116-NP BOULDER, LLC:**  
**USE PERMIT** to allow a food cart (taco cart) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)06/01/21 PC
- 2. **UC-21-0155-NEVADA REALCO COM, LLC:**  
**USE PERMIT** to waive the screening requirements for an outside storage area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive parking lot landscaping; and 2) waive landscaping adjacent to a less intense use.  
**DESIGN REVIEW** for a proposed office/warehouse building with an outside storage yard on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the north side of Holt Avenue, 770 feet east of Marion Drive within Sunrise Manor. MK/rk/jo (For possible action) 06/01/21 PC
- 3. **WS-21-0168-MEHLINGS SILVER LAKE ESTATES INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow freestanding signs in a residential zone.  
**DESIGN REVIEW** for a freestanding sign in conjunction with a manufactured home park on a portion of 42.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor (description on file). TS/ja/jo (For possible action)06/01/21 PC

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YOLANDA KING, County Manager

06/02/21 BCC

4. **DR-21-0175-PAEZ, LUIS ARANDA:**  
**DESIGN REVIEW** for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. WM/jor/jo (For possible action)06/02/21 BCC

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's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, May 12, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: May 27, 2021

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center  
3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110  
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
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JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager



## Sunrise Manor Town Advisory Board

April 29, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Shane Ammerman
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 April 15, 2021 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 5-0/ Unanimous

IV. Approval of Agenda for April 29, 2021

Moved by: Ms. Castro

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: **TAB members discussed the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. The Town Advisory Board provided input on the portions of the draft materials that pertain to their Planning Areas and local communities. They provided feedback to the County on the process, and to ensure the updated Master Plan reflects what's important to the community. Example: security at parks.**

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair–JAMES GIBSON, Vice-Chair  
JUSTIN JONES–WILLIAM MCCURDY II–ROSS MILLER–MICHAEL NAFT–TICK SEGERBLOM  
Yolanda King, County Manager

## VI. Planning & Zoning

05/18/21 PC

1. **VS-21-0147-A & M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT, INC.:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Monroe Avenue and Owens Avenue and between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/jor/jd (For possible action)05/18/21 PC  
**Moved by: Mr. Carter**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be May 13, 2021

X. Adjournment  
The meeting was adjourned at 7:25p.m.

06/01/21 PC AGENDA SHEET

FOOD CART  
(TITLE 30)

LAMB BLVD/BOULDER HWY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0116-NP BOULDER, LLC:**

**USE PERMIT** to allow a food cart (taco cart) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
161-07-702-014 ptn

**LAND USE PLAN:**  
SUNRISE MANOR - COMMERCIAL TOURIST

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 4111 Boulder Highway
- Site Acreage: 27 (portion)
- Project Type: Food cart
- Building Height (feet): 9
- Square Feet: 144
- Parking Required/Provided: 15 (car wash)/2 (food cart)/20

**Site Plan**

The applicant is proposing to place a food cart (taco cart) in the parking lot of an existing car wash facility that is part of an overall larger parcel that also contains the Boulder Station Hotel and Casino. However, this portion of the larger parcel that contains the existing car wash facility is functionally separate from the resort hotel site and has its own access from Lamb Boulevard and Boulder Highway. The food cart is planned to be located in the north portion of the parcel and will occupy a total of 2 parking spaces. Access to the site is from Lamb Boulevard and Boulder Highway.

### Elevations

The food cart resembles a traditional mobile vendor structure that is on a chassis and mounted on wheels and towed by a vehicle. The food cart is approximately 8.5 feet in height, 18 feet in width, and constructed of metal and aluminum siding.

### Applicant's Justification

The applicant indicates that the business will be a family operated and owned business with many years of experience to provide customers with the best food and service. The applicant indicates tentative hours of operation will be 11:00 a.m. to 5:00 p.m. every day of the week.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0569	Temporary commercial event; reduce the separation between a residential use and a temporary outdoor commercial event, allow live entertainment after daytime hours and allow temporary signage	Approved by BCC	September 2018
UC-0795-14	Use permit and design review for smog check	Approved by PC	November 2014
UC-0780-13	Use permit and design review for food cart	Approved by PC	January 2014
VC-1152-00	Auto maintenance facility in conjunction with a car wash	Approved by PC	August 2000
UC-1951-99	Retail sales in conjunction with a car wash facility	Approved by PC	January 2000
UC-1625-99	Car wash facility	Approved by PC	December 1999

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-2 & H-1	(Boulder Station & car wash
South	Commercial Tourist & Commercial General	H-2 & C-2	Convenience store, parking lot, restaurant, & undeveloped
East	Commercial Tourist & Residential Suburban (up to 8 Du/ac)	R-1, C-P, & H-2	Single family residential, office conversions, & shopping center with tavern
West	Commercial Tourist	H-2 & H-1	Motel & parking lot

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

## **Analysis**

### **Current Planning**

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the taco cart will not negatively impact the surrounding properties since it will be buffered by the existing landscaping along Lamb Boulevard and is sufficiently set back from Boulder Highway. The food cart will operate limited hours each day and is no more intense than the existing car wash facility.

#### Design Review

Staff is often concerned that any food cart may create impacts to on-site traffic circulation and pedestrian safety, depending on the popularity of the business. Since this use is intended to be a more permanent fixture at this site, staff finds that a short review period is appropriate to ensure business growth can still be accommodated by the existing site, hours of operation, and that the food cart are not negatively impacting neighboring properties and have no adverse impacts to on-site parking and internal circulation of the car wash.

### **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**

- 1 year to review.
- 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 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, and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.



**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EL TACO TAVO ASADERO LLC

**CONTACT:** SUPERTAX AND MULTISERVICES LLC, 3230 E. CHARLESTON BLVD  
STE 111, LAS VEGAS, NV 89104

**DRAFT**

06/01/21 PC AGENDA SHEET

OFFICE/WAREHOUSE/STORAGE  
(TITLE 30)

HOLT AVE/MARION DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0155-NEVADA REALCO COM, LLC:**

**USE PERMIT** to waive the screening requirements for an outside storage area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive parking lot landscaping; and 2) waive landscaping adjacent to a less intense use.  
**DESIGN REVIEW** for a proposed office/warehouse building with an outside storage yard on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (APZ-2) Zone.

Generally located on the north side of Holt Avenue, 770 feet east of Marion Drive within Sunrise Manor. MK/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
140-20-610-034

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Eliminate landscaping adjacent to a less intense use (to the north and west) where landscaping per Figure 30.64-11 is required.

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office warehouse building and outside storage yard
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 4,200
- Parking Required/Provided: 7/8

Site Plans

The plans depict a 1 story, 4,200 square foot office/warehouse building located near the center of the parcel toward Holt Avenue. An outside storage yard is located behind the proposed building

on the northern portion of the site. The development will utilize both existing and proposed 6 foot high chain-link fencing. This property is surrounded by existing or planned industrial uses; however, the parcel to the west currently has a single family home on the property. The proposed building is set back 29 feet from the west property line, 29 feet from the east property line, and 120 feet from the south property line. The roll-up doors are on the south side of the building and the truck parking will be located within the storage yard on the north side of the building. The remaining front portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Holt Avenue to the south.

Landscaping

Street landscaping consists of a 6 foot wide landscape area behind an attached sidewalk along Holt Avenue. Interior to the site there is no additional landscaping.

Elevations

The plans depict a 1 story, 18 foot high, office/warehouse building constructed of decorative prefabricated metal siding with framed storefront window and door systems. The storage yard is enclosed by a 6 foot high chain-link fence.

Floor Plans

The plans depict a 3,697 square foot warehouse area with a 503 square foot incidental office area at the southwest corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site will be used as an office/warehouse and equipment storage facility for Concepto's Concrete LLC. Outside storage area will used for storing mechanic tools and equipment. The applicant believes the request will be compatible with the existing office/warehouse and outside storage uses in the area. Furthermore, this request is also consistent with intent of the Airport Environs AE-65 and APZ-2 overlay.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0299	Reclassified this site to M-D zoning for a future light manufacturing development with no plans	Approved by BCC	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	R-E	Single family residence
North	Industrial	R-E	Contacto storage yard

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	R-E	Contacto storage yard

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Current Planning

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Outside storage areas in this part of Sunrise Manor have shown to be appropriate and typically do not impact adjacent industrial uses. The surrounding parcels are either master planned or zoned for industrial uses and the parcels that have not been re-zoned to an industrial use are expected to be like development in the future. Therefore, staff can support the use permit request.

##### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Waivers of Development Standards #1 & #2

The project will provide a total of 8 parking spaces with most of the stalls located near the street landscape buffer along Holt Avenue. Based on the design of this project, Code requires 3 landscape fingers. Staff finds by eliminating these landscape fingers will allow for better vehicle maneuvering in the parking lot. Additionally, staff finds even though the subject site is directly adjacent to an existing single family home, the surrounding area is planned for light industrial uses and is expected to be like development in the future. With proper screening walls, the landscape requirement to a less intense use is not necessary.

##### Design Review

The proposed development is in an area that generally has established outside storage and office/warehouse uses. Staff finds that the proposed warehouse building is compatible with existing and planned uses in the surrounding area. However, staff is concerned with the 6 foot high chain-link fence along the west property line. Urban Land Use Policy 101 of the Comprehensive Master Plan encourages industrial developments to be complementary with

abutting uses through site planning and building design. This project has not satisfied this policy and staff recommends adding a condition to provide mesh fencing along the entire west property.

**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**

- Install and properly maintain mesh fencing along the entire west property;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements,
- Gates shall remain open during business hours.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #00166-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VALENCIA PROPERTIES, LLC

**CONTACT:** GENESIS JAMESON, 9420 W SAHARA AVE, SUITE 100, LAS VEGAS, NV  
89117

DRAFT

06/01/21 PC AGENDA SHEET

FREESTANDING SIGN  
(TITLE 30)

SAHARA AVE/SANDHILL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0168-MEHLINGS SILVER LAKE ESTATES INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow freestanding signs in a residential zone.

**DESIGN REVIEW** for a freestanding sign in conjunction with a manufactured home park on a portion of 42.2 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor (description on file). TS/ja/jo (For possible action)

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RELATED INFORMATION:

**APN:**

161-06-301-002; 161-06-301-005; 161-06-401-004 pin

**WAIVER OF DEVELOPMENT STANDARDS:** Allow a freestanding sign in a residential zoning district (R-T) where not permitted per Table 30.72-1.

**LAND USE PLAN:**

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3601 E. Wyoming Avenue
- Site Acreage: 42.2 (portion)
- Project Type: Freestanding sign
- Sign Height (feet): 28
- Sign Area (square feet): 61

Site Plans

The plans show an existing manufactured home park (Maycliff Mobile Home Park) constructed in 1970. Access is from 1 entrance along Wyoming Avenue on the north and 2 entrances along Sandhill Road on the east. A proposed freestanding sign is shown at the most southern entrance along Sandhill Road (Central Drive); replacing the existing freestanding sign. The sign is proposed inside the perimeter wall, set back 10 feet from Sandhill Road, on an empty manufactured home space at the entrance of the park. In addition, an existing freestanding sign

is located at the entrance to the park along Wyoming Road, which was installed prior to adoption of the current sign regulations.

Signage

The proposed sign is 28 feet high and 61 square feet. The pole is 20 foot high and the rectangular face is located above the pole. The sign cabinet is rust colored with white lettering. The 18 inch by 18 inch pole cover is painted dusty rose. 5 and a half inch aluminum lettering is shown on the pole as well.

Applicant's Justification

The applicant indicates the existing sign located on Wyoming Avenue does not have adequate visibility as Wyoming Avenue is the least traveled road of the 3 street frontages surrounding the manufactured home park. The proposed sign will have visibility from US 95 to the east and Sahara Avenue to the south. The sign is harmonious with the park and the existing area. The applicant also adds that the freeway separates the sign from the residential development on the east side of the freeway.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0919-04	Communications tower	Approved by PC	July 2004
ZC-1083-00	Reclassified from T-C to R-T zoning with adoption of Title 30	Approved by BCC	September 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 & R-T	Single family residential & manufactured home park
South	Neighborhood Commercial, Residential Urban Center (from 18 to 32 du/ac), Commercial General	C-1, R-4 & C-2	Undeveloped, multiple family residential, & commercial center
East	Residential Suburban (up to 8 du/ac)	R-1	US 95 & single family residential
West	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.



## **Analysis**

### **Current Planning**

#### Waiver of Development Standards and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Title 30 does not allow freestanding signs within any residential zones; however, monument signs are permitted. There are no freestanding signs along Sandhill Road north of Sahara Avenue. In addition, while there is 1 freestanding sign in a commercial zone across Sahara Avenue to the south, no other freestanding signs exist along Sahara Avenue from Sandhill Road until Palm Street, which is in a commercial zone. The proposed sign is 28 feet high which is approximately twice the height of the existing manufactured homes. The sign does not complement the area, which as stated in Urban Specific Policy 20, all signage should be compatible with building styles on-site and also with surrounding development. In addition, monument signs are encouraged per this policy and staff believes a monument sign is more appropriate in conjunction with a residential development; therefore, staff cannot support the request.

### **Staff Recommendation**

Denial.

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**

If approved:

- The sign shall be located within curbed landscaped or rockscaped area which extends no less than 2 feet from base of sign;
- The sign shall be removed when a manufactured home is placed on the site.
- 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; 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 this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MEHLINGS SILVER LAKE ESTATES INC

**CONTACT:** JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS STREET,  
#600, LAS VEGAS, NV 89113

DRAFT

06/02/21 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

MOONLITE DR/JUDSON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0175-PAEZ, LUIS ARANDA:**

**DESIGN REVIEW** for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone.

Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. WM/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
140-19-602-007

**DESIGN REVIEW:**  
Increase the finished grade to 41 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 128% increase).

**LAND USE PLAN:**  
SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**

General Summary

- Site Acreage: 1.8
- Project Type: Increase finished grade
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,288 (proposed residences)

Site Plan

The applicant is processing a 2 lot parcel map (MSM-20-600033) with the Clark County Public Works - Mapping Department. The subject parcel will be subdivided into 2 separate parcels with an approximate area of 39,315 square feet each. The applicant is proposing to construct a 1 story single family residence on each proposed lot. Both lots will have frontage on Moonlite Drive. Lastly, the applicant is proposing to increase the finish grade to a maximum of 41 inches underneath the pad site of the proposed residences (adjacent to the east property line). The slope of the lots then decrease towards the rear yard adjacent to the west property line.

Applicant's Justification

Per the applicant's justification letter, the request to increase the finished grade is for drainage purposes. Title 30 allows a maximum 18 inch increase in finished grade above the roadway centerline. The proposed increase in finished grade supports the approved drainage study via PW20-20132.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (APZ-2)	Single family residential & vacant parcel to the east

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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**

- 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; 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DANIEL ARANDA

**CONTACT:** DWYER ENGINEERING, 7310 SMOKE RANCH RD., SUITE E, LAS VEGAS, NV 89128

**DRAFT**