



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 1, 2016

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 Jill Leiva at 702-334-6892 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Michael Dias – Chair
Danielle Walliser- Vice Chair
Russell Collins-Member

Jocelyn Torres-Member
Earl Barbeau-Member

Secretary:

Jill Leiva, 702-334-6892, jillniko@hotmail.com

Town Liaison:

Tamara Williams, Kelly Benavidez, Janice Ridondo

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

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 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.

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY
DON BURNETTE, County Manager

- III. Approval of August 11, 2016 Minutes (For possible action)
- IV. Approval of Agenda for September 1, 2016 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
- VI. Planning & Zoning

09/06/16 PC

- 1. **UC-0557-13 (ET-0157-15) – CHURCH JEHOVAH’S WITNESSES BONANZA:**
USE PERMIT FIRST EXTENSION OF TIME to commence a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to modify screening requirements along a street.
DESIGN REVIEW for a place of worship and all ancillary site improvements on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Stewart Avenue and the west side of Beesley Drive within Sunrise Manor. CG/dg/ml (For possible action)**09/06/16PC**

09/07/16 BCC

- 2. **UC-0499-16 – GUZMAN, GILBERTO:**
USE PERMIT to allow vehicle (automobile) sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; and **3)** full off-site improvements.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing commercial building on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the southwest corner of Lake Mead Boulevard and Christy Lane within Sunrise Manor. LW/jt/raj (For possible action)**09/07/16 BCC**

09/20/16 PC

- 3. **DR-0525-16 – ASOOLINE DEVELOPMENT GROUP, LLC:**
DESIGN REVIEW for an office/warehouse building on 1.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the west side of Mojave Road, 450 feet north of Fremont Street within Sunrise Manor. CG/mk/mcb (For possible action)
- 4. **ZC-0532-16 – CHILDS, LLC:**
ZONE CHANGE to reclassify 1.0 acres from R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone for a retail store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local residential street; **2)** reduce roof pitch; and **3)** permit mechanical equipment that is not screened.
DESIGN REVIEW for a retail store. Generally located on the northeast corner of Linn Lane and Lake Mead Boulevard within Sunrise Manor (description on file). MK/al/mcb (For possible action)

5. **UC-0531-16 – LEE, KEVIN:**
USE PERMITS for the following: **1)** permit a proposed accessory structure (detached garage) where an accessory structure is only allowed in conjunction with a principal use (residence); **2)** permit a proposed accessory structure (detached garage) not architecturally compatible with the principal building; **3)** increase the area of all accessory buildings to exceed the footprint of the principal dwelling (residence); and **4)** deviate from applicable design standards per Table 30.56.2A for an accessory structure (detached garage) in conjunction with an existing single family residence on 0.5 acres in a R-1 (Single Family Residential) (RNP-III) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce roof pitch for an accessory structure (detached garage). Generally located on the south side of Baltimore Avenue and 200 feet east of Arden Street within Sunrise Manor. CG/lm/mcb (For possible action)
6. **WS-0536-16 – RHLE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a gate.
DESIGN REVIEW for an outside storage yard on 2.2 acres in an M-1 (Light Manufacturing) (AE-80) (APZ-2) Zone. Generally located on the south side of Cecile Avenue and the west side of Marco Street within Sunrise Manor. MK/pb/raj (For possible action)

09/21/16 BCC

7. **UC-0207-14 (ET-0109-16) – VILLA, FABIAN:**
USE PERMIT FIRST EXTENSION OF TIME to commence a vehicle paint/body shop in the APZ-1 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** reduced loading zones; **4)** reduced drive aisle width; and **5)** reduced parking.
DESIGN REVIEW for the reconfiguration of a parking lot in conjunction with an existing office/warehouse building on 0.7 acres in an M-1 (Light Manufacturing) (AE-80) (APZ-1) Zone. Generally located on the east side of Ringe Lane, 1,020 feet north of Alto Avenue within Sunrise Manor. MK/co/ml (For possible action)
8. **UC-0467-16 – HERRERA, RAMON & TERESA:**
USE PERMITS for the following: **1)** a proposed vehicle (commercial/automobile) maintenance facility in the APZ-2 Overlay; **2)** a proposed vehicle (commercial) maintenance facility in an M-D zone; **3)** reduce the separation between a vehicle (automobile) maintenance facility and a residential use; and **4)** allow service bay doors for a proposed vehicle (commercial/automobile) maintenance facility to face a street where not permitted.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** reduce the separation between a vehicle (commercial) maintenance facility and a residential use.
WAIVER OF CONDITIONS of a zone change (ZC-0812-03) requiring full off-sites.
DESIGN REVIEW for a proposed vehicle maintenance building on a portion of 2.3 acres in an M-D (Designed Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the south side of Carey Avenue and the east side of Dolly Lane within Sunrise Manor. MK/pb/raj (For possible action)

IV. General Business

VII. 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.

VIII. Next Meeting Date: September 1, 2016

IX. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd NV LV 89142,

Bob Price Recreation Center 2050 Bonnie Lane LV NV 089156

Parkdale Community Center 3200 Ferndale, LV NV 89121

Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov/>

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