



Sunrise Manor Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Thursday, December 10, 2015 ~ Time: 6:30 p.m.

"Hollywood Recreational Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling **455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**"

MEMBERS:

Michael Dias, Chairman
Danielle Walliser, Vice-Chair
Russell Collins, Member
Peter Brown, Member
Jocelyn Torres, Member
Jill Leiva, Secretary

Chris Due, Liaison
Tamara Williams, Liaison, District E
Janice Ridondo, Liaison, District B
Kelly Benavidez, Liaison, District D

I CALL TO ORDER:

Please silence all cellular phones and electronic devices.

This meeting has been properly noticed and posted in conformance with the Nevada Open Meeting Law at the following locations:

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

Bob Price Recreation Center, 2050 Bonnie Lane, Las Vegas, NV 89156

Parkdale Community Center, 3200 Ferndale, Las Vegas, NV 89121

Sunrise Library, 5400 Harris Avenue, Las Vegas, NV 89110

All items on Agenda are considered **Action Items** unless otherwise noted

II PLEDGE OF ALLEGIANCE:

III INTRODUCTION OF BOARD MEMBERS:

IV INTRODUCTION OF COUNTY STAFF AND GUESTS

V ORGANIZATIONAL ITEMS:

- APPROVAL OF TONIGHTS AGENDA
- APPROVAL OF DRAFT MINUTES FOR NOVEMBER 12 2015 MEETING

VI TAB MEMBERS DISCUSSION ITEMS:

Clark County Community Plan working group discussion

VII COMMENTS BY THE GENERAL PUBLIC: This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the TAB Board about items within its jurisdiction but do not appear on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda

VIII PLANNING AND ZONING ITEMS:

1/20/15 BCC

1. **WS-0686-15 – PROLOGIS:**

WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics for a proposed distribution center.

DESIGN REVIEW for a proposed distribution center on 37.7 acres in an M-D (Designed Manufacturing) (AE-75 & AE-80) (APZ-1 & APZ-2) Zone. Generally located on the northeast corner of Cheyenne Avenue and Marion Drive within Sunrise Manor. MK/al/lS (For possible action)

12/15/15 PC

2. **DR-0736-15 – CJ PONY PROPERTIES III, LLC:**

DESIGN REVIEW for a proposed distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the east side of Lamb Boulevard, 300 feet south of Alto Avenue within Sunrise Manor. MK/jt/ml (For possible action)

3. **NZC-0728-15 – ROBIN CAMACHO GROUP, LLC:**

ZONE CHANGE to reclassify 0.5 acre from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

DESIGN REVIEW for a restaurant. Generally located on the north side of Charleston Boulevard and the east side of Fogg Street within Sunrise Manor (description on file). CG/dg/ml (For possible action)

The Clark County Board of Commissioners are
Steve Sisolak, Chairman * Lawrence L. Brown III, Vice-Chairman,
Marilyn Kirkpatrick * Chris Giunchigliani * Lawrence Weekly * Mary Beth Scow * Susan Brager
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NOTICE OF PUBLIC MEETING

4. **UC-0721-15 – NELLIS APARTMENTS LAS VEGAS, LLC:**
USE PERMIT for lodging, long/short term in conjunction with an existing hotel on 7.8 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the north side of Craig Road and the east side of Aviation Street within Sunrise Manor. MK/dg/ml (For possible action)
5. **UC-0729-15 – PECOS PLAZA LIMITED PARTNERSHIP:**
USE PERMITS for the following: **1)** financial services, specified (check cashing); and **2)** financial services, specified (deferred deposit) within an existing commercial center on 1.6 acres in an H-2 (General Highway Frontage) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North and the east side of Pecos Road within Sunrise Manor. LW/gc/ml (For possible action)
6. **UC-0755-15 – MJ DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** design standards; and **2)** reduced landscaping.
DESIGN REVIEW for a vehicle sales facility (auto dealership) on a portion of 2.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 290 feet north of Kell Lane within Sunrise Manor. LW/pb/ml (For possible action)
7. **UC-0733-15 – INTERNATIONAL CHURCH FOR THE FOURSQUARE GOSPEL:**
USE PERMIT for an existing place of worship with accessory food bank and food kitchen.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; **2)** reduction and elimination of required landscaping; **3)** allow access to a residential local street; and **4)** waive trash enclosure requirements.
DESIGN REVIEW for an existing place of worship with accessory food bank and food kitchen on 1.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Nellis Boulevard and the north and south sides of Cleveland Avenue within Sunrise Manor. CG/gc/ml (For possible action)
8. **VS-0737-15 – CJ PONY PROPERTIES III, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cartier Avenue within Sunrise Manor (description on file). MK/jt/ml (For possible action)

12/16/15 BCC

9. **UC-0256-14 (WC-0151-15) – 5421 EAST, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** full off-site improvements; and **2)** drainage study and compliance in conjunction with a medical marijuana establishment (cultivation) in an existing warehouse office building on a portion of 3.9 acres in an M-D (Design Manufacturing) (AE-80 & APZ-1) Zone. Generally located on the southwest corner of Cheyenne Avenue and Devary Lane within Sunrise Manor. MK/jm/ml (For possible action)
10. **ZC-0747-15 – STIMPSON, KENNETH O.:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone for an office/warehouse complex.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** alternative landscaping; and **3)** design standards per 30.56.
DESIGN REVIEWS for the following: **1)** convert an existing residence into an office and storage building; and **2)** a proposed office/warehouse building for a proposed office warehouse complex. Generally located on the east side of Marion Drive, 310 feet south of Judson Avenue within Sunrise Manor (description on file). MK/al/ml (For possible action)

01/05/16 PC

11. **WS-0763-15 – EAST VEGAS CHRISTIAN CENTER, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate a portion of the required landscaping adjacent to a less intensive use; and **2)** waive the requirement of 3:12 roof pitch.
DESIGN REVIEW for 2 existing modular storage trailers in conjunction with a place of worship on 3.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Stewart Avenue, 340 feet west of Spanish Drive within Sunrise Manor. CG/rk/ml (For possible action)

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01/06/16 BCC

12. **UC-0773-15 – LAS VEGAS LEGACY TRUST:**

USE PERMITS for the following: **1)** a proposed financial services, specified business (check cashing); **2)** reduced separation to other financial services, specified businesses; and **3)** reduce the minimum size of a proposed check cashing business in conjunction with an existing liquor store on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 340 feet south of Bonanza Road within Sunrise Manor. LW/al/ml (For possible action)

13. **ZC-0766-15 – DABBAGH, LLC:**

ZONE CHANGE to reclassify 1.6 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** increase the number of vehicles displayed for an automobile sales facility; and **2)** allow overhead service bay doors for vehicle (automobile) maintenance facilities to face a public street or residential development.

DESIGN REVIEWS for the following: **1)** a vehicle (automobile) sales facility; and **2)** vehicle (automobile) maintenance facilities. Generally located on the northeast side of Fremont Street, 1,200 feet northwest of Mojave Road within Sunrise Manor (description on file). CG/pb/ml (For possible action)

14. **ZC-0758-15 – TANGREN, RICHARD SURVIVORS TR II:**

ZONE CHANGE to reclassify 1.1 acres from R-2 (Medium Density Residential) Zone to C-1 (Local Business) Zone in the MUD-3 Overlay District.

USE PERMIT for a food processing facility not in conjunction with a restaurant or retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback from the property line; **2)** reduced setback from the right-of-way; **3)** reduced landscaping; and **4)** reduced parking.

DESIGN REVIEW for a proposed retail development and food processing facility. Generally located on the south side of Charleston Boulevard, 460 feet west of Palm Street within Sunrise Manor (description on file). CG/pb/ml (For possible action)

15. **ZC-0786-15 – AVENDANO PROPERTY DEVELOPMENT, INC:**

ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for future single family residential development.

WAIVER OF DEVELOPMENT STANDARDS for reduced minimum lot area. Generally located on the southeast corner of Baltimore Avenue and Arden Street within Sunrise Manor (description on file). CG/al/ml (For possible action)

IX CORRESPONDENCE

X PUBLIC COMMENT/COMMUNITY CONCERNS:

Comments by the General Public:

If you wish to speak on an item appearing on this agenda, public comments will be heard with each agenda item, prior to the action of the Board, after receiving recognition by the Board Chair. Comments will be limited to 3 minutes; the length may be extended by majority vote of the Board. If you wish to speak to this Board 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.

According to Nevada's Open Meeting Law, it is the Board's discretion to take Public Comment during times other than during a Public Hearing or during the Public Comment Session. In all other instances, a citizen may speak on any matter before the Board after receiving recognition and consent of the Chairman of the Board. Public comment will be limited to three minutes. If any member of the Board wishes to extend the length of a presentation, the Chairman of the Board will do this by majority vote. If you wish to speak on a matter not listed as a public hearing or on a matter not posted on the Agenda, you may do so during the Public Comment Session.

No vote may be taken on any matter not listed on the posted agenda.

Please step up to the member's table, clearly state your name and address—please spell your name for the record—and limit your comments to not more than THREE minutes.

XI SET NEXT MEETING DATE ~ Thursday, January 14, 2016 ~ Same place, Same time, unless otherwise posted

XII ADJOURNMENT

The Clark County Board of Commissioners are
Steve Sisolak, Chairman * Lawrence L. Brown III, Vice-Chairman,
Marilyn Kirkpatrick * Chris Giunchigliani * Lawrence Weekly * Mary Beth Scow * Susan Brager
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