



# Sunrise Manor Town Advisory Board

**Location: Hollywood Recreation Center**  
**1650 S. Hollywood, Las Vegas, NV. 89142**

## **MINUTES** for Thursday January 14, 2016

### MEMBERS PRESENT:

Michael Dias, Chair	65 in audience
Danielle Walliser, Vice-Chair	Dionicio Gordilla, planning
Russell Collins, Member	Chris Due, Liaison
Peter Brown, Member	Tamara Williams, Liaison
Jocelyn Torres, member	Janice Ridondo, Liaison(excused)
Jill Leiva, Secretary	Kelly Benavidez, Liaison
	Vivian Kilarski

### I. CALL TO ORDER

- A. 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
- B. **Pledge of Allegiance**  
The Chair called the meeting to order at 6:30 p.m. and led the room in the Pledge of Allegiance.
- C. **All items on Agenda are considered Action Items unless otherwise noted**
- D. **Introduction of Board Members**
- E. **Chair asked everyone present to please silence all cell phones & electronic devices**

### II. ORGANIZATIONAL ITEMS

- A. Tonight's agenda was unanimously approved with the change of items 1, 12, 13 & 14 being held, Motioned by Mr. Dias
- B. Minutes for Meeting December 10, 2015 were approved by Ms. Walliser

### III. STAFF REPORTS:

None at this time

### IV. DISCUSSION ITEMS:

None at this time

- V. **COMMENTS BY THE GENERAL PUBLIC:** A neighbor asked when the lot on Kell Lane between Marion & Lamb would be cleaned up because it's being used as a dumpster.

## **VI. PLANNING AND ZONING ITEMS:**

1/20/16 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/l/s (For possible action)  
**ITEM PLACED ON HOLD UNTIL THE FEBRUARY 24, 2016 MEETING PER APPLICANTS REQUEST.**  
**MOTION CARRIED UNANIMOUSLY**

1/19/16 PC

2. **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)  
•Lucy Stewart & Greg Esposito Presentation  
**MR. DIAS MOTIONED TO DENY THIS APPLICATION PER STAFF RECOMMENDATIONS.**  
**MOTION CARRIED 4-1.**

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3. **UC-0423-13 (ET-0168-15) – CHURCH BAPTIST LIVING WATER:**

**USE PERMIT FIRST EXTENSION OF TIME** to commence a place of worship.  
**DESIGN REVIEW** for a place of worship on 1.4 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the northeast corner of Lake Mead Boulevard and Betty Lane within Sunrise Manor. MK/al/ml (For possible action)

- Jeff Bryant Presentation

MR. DIAS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED UNANIMOUSLY.

4. **UC-0805-15 – MEDINA, TRINIDAD:**

**USE PERMIT** to allow a proposed accessory structure (wall) prior to a principal structure on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Mabel Road and the west side of Beesley Drive within Sunrise Manor. CG/pb/ml (For possible action)

- Tim Ayala Presentation

MR. DIAS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS & THE CONDITIONS THAT THE WALL BE DECORATIVE WITH A 15 FT SETBACK, BE 5 FEET HIGH & BE SET BACK 5 FEET ON BEESLEY DR. TO HAVE LANDSCAPING. MOTION CARRIED UNANIMOUSLY.

5. **WS-0793-15 – ERICKSON, DAVID A. & ELIZABETH G.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) reduced separation between buildings in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Yorba Linda Drive, 100 feet south of Golden Leaf Avenue within Sunrise Manor. CG/gc/ml (For possible action)

- David Erickson Presentation

MR. DIAS MOTIONED TO DENY THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED UNANIMOUSLY.

01/20/16 BCC

6. **DR-0801-15 – CLARK COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES:**

**DESIGN REVIEW** for a proposed public school (elementary) on a portion of 31.5 acres in a P-F (Public Facility) Zone. Generally located on 590 feet north of Owens Avenue on the east side of Lamb Boulevard within Sunrise Manor. LW/mk/ml (For possible action)

- Mike Purtill Presentation

MR. DIAS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED UNANIMOUSLY.

02/02/16 PC

7. **DR-0872-15 – MATEO, SILVIO:**

**DESIGN REVIEW** for a vehicle sales facility on a portion of 2.6 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (APZ-2) Zone. Generally located on the east side of Moonlite Drive, 300 feet north of Lake Mead Boulevard within Sunrise Manor. LW/dg/ml (For possible action)

- Edgar Montalvo Presentation

MR. DIAS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED UNANIMOUSLY.

8. **DR-0874-15 – NELLIS-STEWART, INC.:**

**DESIGN REVIEW** for an addition to an existing office building on 4.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Nellis Boulevard and the south side of Walnut Avenue within Sunrise Manor. LW/pb/ml (For possible action)

- Dereck Gunn Presentation

MS. WALLISER MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS. MOTION CARRIED UNANIMOUSLY.

9. **UC-0272-15 (ET-0174-15) – BROWN, DAVID R. & DAVID ROBERT:**

**USE PERMIT FIRST EXTENSION OF TIME** to commence and review a food cart not within a permanent enclosed building.

**DESIGN REVIEW** for a food cart (hot dog stand) in conjunction with an existing commercial retail complex on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Lake Mead Boulevard and Stevens Street within Sunrise Manor. LW/co/ml (For possible action)

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•Rosa Cervantes Presentation

MR. DIAS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED 4-0 (MR BROWN RECUSED HIMSELF FROM THIS APPLICATION).

10. **UC-0839-15 – BRYAN, W. & J., LLC:**

**USE PERMITS** for the following: 1) a proposed vehicle sales facility in the APZ-2 Overlay; 2) a proposed vehicle (auto) repair facility in the APZ-2 Overlay; and 3) allow service bay doors to face a street where not permitted on 5.0 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Nellis Boulevard, 1,150 feet north of Carey Avenue within Sunrise Manor. MK/pb/ml (For possible action)

•Raymond Kovac Presentation

MR. COLLINS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED UNANIMOUSLY.

11. **VS-0825-15 – GOMEZ, DELFINO, ET AL:**

**VACATE AND ABANDON** a portion of right-of-way being Lake Street located between Dalhart Avenue and Stratford Avenue within Sunrise Manor (description on file). CG/co/ml (For possible action)

•Delfino Gomez Presentation

MR. DIAS MOTIONED TO DENY THIS APPLICATION PER STAFF RECOMMENDATIONS.  
MOTION CARRIED UNANIMOUSLY.

1/20/16 BCC

12. **TM-0174-15 - CROWN MAYFAIR, LLC:**

**TENTATIVE MAP** consisting of 302 single family residential lots and common lots on 192.4 acres in an R-E (Rural Estates Residential) Zone within a Hillside & Foothills Transition Boundary Area. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. CG/al/ml (For possible action)

**ITEM PLACED ON HOLD UNTIL THE MARCH 10, 2016 MEETING PER APPLICANTS REQUEST.**

**MOTION CARRIED UNANIMOUSLY**

13. **VS-0641-15 - CROWN MAYFAIR, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Owens Avenue located between Los Feliz Street and Hardrock Street (alignment), and a portion of right-of-way being Washington Avenue located between Los Feliz Street and Hardrock Street (alignment) within Sunrise Manor (description on file). CG/al/ml (For possible action)

**ITEM PLACED ON HOLD UNTIL THE MARCH 10, 2016 MEETING PER APPLICANTS REQUEST.**

**MOTION CARRIED UNANIMOUSLY**

14. **WS-0640-15 – CROWN MAYFAIR, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) exceed the maximum site disturbance in conjunction with a hillside development; and 2) alternative landscaping and screening.

**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; 2) alternative development standards in conjunction with a hillside development; and 3) a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. CG/al/ml (For possible action)

**ITEM PLACED ON HOLD UNTIL THE MARCH 10, 2016 MEETING PER APPLICANTS REQUEST.**

**MOTION CARRIED UNANIMOUSLY**

VI **CORRESPONDENCE:** Mr. Collins received CDAC minutes & agenda & the next meeting is Feb 2, 2016

VII. **PUBLIC COMMENT/COMMUNITY CONCERNS:**

Neighbor concerned about sewage improvements along Carey.

**SET NEXT MEETING DATE:** The next meeting scheduled for Thursday, January 28, 2016 (~Same place, Same time, unless otherwise posted).

VIII. **ADJOURNMENT:** Meeting adjourned at approximately 8:39PM ~MIKE DIAS

*Draft meeting minutes to be approved at next regularly scheduled meeting of the Sunrise Manor TAB. Any corrections will be identified in the meeting minutes on 1/28/16*

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