



Sunrise Manor Town Advisory Board

FEBRUARY 28, 2019

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair – PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Danielle Walliser-EXCUSED Panning- Jared Tasko
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez, Kelly Benavidez, Janice Ridondo	

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 January 31, 2019 Minutes

Moved by: Mr. Barbeau
Action: Approved
Vote: 4-0/Unanimous

IV. Approval of Agenda for January 31, 2019

Moved by: Mr. Barbeau
Action: Approved with Item #6 Being withdrawn & #10 being held to the March 14th meeting
Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez announced the Commissioner Segerblom will have office hours at the Sunrise Manor Recreational Center March 8, 2019 8am-2pm.

VI. Planning & Zoning

03/05/19 PC

1. **UC-19-0051-UNIFIED AIRCRAFT SERVICE, INC.:**
USE PERMITS for the following: **1)** vehicle (automobile) paint/body shop in the APZ-1 and APZ-2 Zones; **2)** vehicle (automotive) repair in the APZ-1 and APZ-2 Zones; and **3)** accessory vehicle (automotive) sales in the APZ-1 and APZ-2 Zones in conjunction with an existing warehouse on a 0.5 acre portion in an M-1 (Light Manufacturing) (AE-75) (APZ-1 & APZ-2) Zone. Generally located 250 feet east Marco Street, 560 feet north of Alto Avenue within Sunrise Manor. MK/sd/ma (For possible action)03/05/19 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0

2. **WS-19-0032-AVENDANO, RAUL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed balcony/deck in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street, 150 feet north Linden Avenue (alignment) within Sunrise Manor. TS/sd/ma (For possible action)03/05/19 PC
Moved by: Mr. Carter
Action: Denied
Vote: 4-0

03/06/19 BCC

3. **AR-19-400008 (UC-0040-10 (WC-0081-17))-THREE PEAKS INVESTMENTS ET AL & R E P GLOBAL, LLC:**
WAIVER OF CONDITIONS SECOND APPLICATION FOR REVIEW for a use permit requiring that the storage containers be removed when towing business leaves the property on 9.2 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the north side of Cheyenne Avenue, 750 feet east of Walnut Road within Sunrise Manor. LW/jvm/ja (For possible action)03/06/19 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0
4. **DR-19-0042-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a P-F (Public Facility) Zone. Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. LW/pb/ma (For possible action) 03/06/19 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 4-0
5. **ET-19-400005 (Nzc-0751-13)-GREYSTONE NEVADA, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 31.4 acres from M-1 (Light Manufacturing) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Hollywood Boulevard and the north side of Vegas Valley Drive within Sunrise Manor (description on file). TS/sv/ja (For possible action) 03/06/19 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0

6. **ET-19-400006 (ZC-0811-16)-NEW MARION, LLC:**
ZONE CHANGE REQUEST FIRST EXTENSION OF TIME to reclassify 3.4 acres from R-E (Rural Estates Residential) (AE-65) (APZ-2) Zone and R-2 (Medium Density Residential) (APZ-2) Zone to M-D (Designed Manufacturing) (AE-65) (APZ-2) Zone and M-D (Designed Manufacturing) (APZ-2) Zone.
USE PERMITS for the following: **1)** retail sales and service; **2)** offices; **3)** antique sales; **4)** art gallery/studio; **5)** grocery store; **6)** farmers market; **7)** pet shop; **8)** rental store; **9)** sporting goods; **10)** day spa; **11)** day spa in an APZ-2 Overlay District; **12)** arcade; **13)** arcade in an APZ-2 Overlay District; **14)** billiard hall; **15)** billiard hall in an APZ-2 Overlay District; **16)** caterer in an APZ-2 Overlay District; **17)** financial services; and **18)** financial services in an APZ-2 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway separation.
DESIGN REVIEW for a proposed shopping center. Generally located on the west side of Marion Drive, 120 feet north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/sv/ja (For possible action) **03/06/19 BCC**

Moved by:

Action: Withdrawn without prejudice prior to meeting

Vote: 4-0

7. **WS-19-0026-MEDINA, TRINIDAD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the amount of driveways; and **2)** increase the wall height.
DESIGN REVIEW for increased finished grade in conjunction with a single family residence 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. TS/jor/ja (For possible action) **03/06/19 BCC**

Moved by: Mr. Carter

Action: Denied

Vote: 4-0

03/19/19 PC

8. **DR-19-0085-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW for an air quality monitoring station and associated monitoring tower within an existing recreation center site on a portion of 9.3 acres in a P-F (Public Facility) (AE-75) Zone. Generally located on the north side of Cecile Avenue and the west side of Walnut Road within Sunrise Manor. LW/md/ja (For possible action) **03/19/19 PC**

Moved by: Ms. Malone

Action: Approved per staff recommendations

Vote: 4-0

9. **UC-19-0079-GARM INVESTMENTS INC:**
USE PERMIT for a proposed communications facility with cell tower.
DESIGN REVIEW for a proposed communication tower and ground level equipment on a portion of 0.8 acres in an M-1 (Light Manufacturing) Zone in an MUD-2 Overlay District. Generally located on the west side of Mojave Road, 900 feet south of Olive Street within Sunrise Manor. TS/al/ja (For possible action) **03/19/19 PC**

Moved by: Ms. Malone

Action: Approved per staff recommendations

Vote: 4-0

10. **VS-19-0100-PLEASANT VIEW PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Radwick Drive and Los Feliz Street, between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor. TS/tk/ja (For possible action) **03/19/19 PC**

Moved by:

Action: Held prior to meeting per applicants request

Vote: 4-0

03/20/19 BCC

11. **DR-19-0031-L N Y INVESTMENT, LLC:**

DESIGN REVIEW for increased finished grade in conjunction with a previously approved vehicle repair and maintenance facility and a convenience store with a gasoline station on 3.9 acres in an M-D (Design Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/jor/ja (For possible action)**03/2019 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0

12. **TM-19-500028-LAS VEGAS NELLIS BLVD, LLC:**

TENTATIVE MAP for a commercial subdivision on 7.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 330 feet west of Nellis Boulevard within Sunrise Manor. MK/jt/ja (For possible action) **03/2019 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0

13. **ZC-19-0095-LAS VEGAS NELLIS BLVD, LLC:**

ZONE CHANGE to reclassify 7.4 acres from H-2 (General Highway Frontage) (AE-65) Zone and R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.

DESIGN REVIEW for a commercial building. Generally located on the north side of Las Vegas Boulevard North, 330 feet west of Nellis Boulevard within Sunrise Manor (description on file). **03/2019 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0

14. **ZC-19-0099-3919 CHEYENNE, LLC:**

ZONE CHANGE to reclassify 1.2 acres from C-2 (General Commercial) (AE-75 & APZ-2) Zone to M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

USE PERMITS for the following: **1)** a distribution center; and **2)** reduce the setback from loading docks to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** alternative parking lot landscaping on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southeast corner of Cheyenne Avenue and Walnut Road within Sunrise Manor (description on file). LW/al/ja (For possible action) **03/2019 BCC**

Moved by: Mr. Thomas

Action: Approved- Zone Change, Use Permits & Design Review. Denied-Waiver of Development Standards

Vote: 4-0

VII. General Business: None

VIII. Public Comment: A neighbor Phyllis Weaver mentioned that the patchwork she had mentioned earlier on Nellis Blvd. was now done.

IX. Next Meeting Date: The next regular meeting will be March 14, 2019

X. Adjournment

The meeting was adjourned at 8:22 p.m.