



## Sunrise Manor Town Advisory Board

September 1, 2016

### MINUTES

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Board Members:	Michael Dias – Chair – <b>PRESENT</b> Danielle Walliser – Vice Chair – <b>PRESENT</b> Russell Collins – <b>PRESENT</b>	Jocelyn Torres – <b>EXCUSED</b> Earl Barbeau – <b>PRESENT</b> Planning: Dionicio Gordillo – <b>PRESENT</b>
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Tamara Williams, Janice Ridondo	

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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 August 11, 2016 Minutes

**Moved by: Mr. Collins**

**Action: Approved subject minutes as recommended**

**Vote: 4-0/ Unanimous**

Approval of Agenda for September 1, 2016

**Moved by: Mr. Dias**

**Action: Approved agenda as recommended**

**Vote: 4-0/Unanimous**

IV. Informational Items

1. Mr. Collins attended an assessment meeting that discussed the proposed Carey Ave. improvements.

**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

V. 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  
**ACTION: PREVIOUSLY WITHDRAWN BY APPLICANT**

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  
**Moved by: Mr. Dias**  
**Action: Held**  
**Vote: 4-0/ Unanimous**

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)  
**Moved by: Mr. Dias**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/ Unanimous**
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)  
**Moved by: Mr. Dias**

**Action: Denied per staff recommendations**

**Vote: 4-0/ Unanimous**

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)

**Moved by: Ms. Walliser**

**Action: Approved per staff recommendations**

**Vote: 4-0/ Unanimous**

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)

**Moved by: Mr. Dias**

**Action: Approval of the Design Review & Denial of the Waivers of Development standards, as per staff recommendations**

**Vote: 4-0/ Unanimous**

**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)

**Moved by: Mr. Dias**

**Action: Approved per staff recommendations**

**Vote: 4-0/ Unanimous**

**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)

**Moved by: Mr. Dias**

**Action: Held until next TAB meeting**

**Vote: 4-0/ Unanimous**

VI. General Business

Mr. Dias mentioned to the board that he attended the last PC meeting to express the boards opinion re: Charleston Ave. & Lamb Blvd. especially the 3 lane left turn at the signal. However, he was told he was not allowed to comment on anything except the height.

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 15, 2016

IX. Adjournment

The meeting was adjourned at 7:58 p.m.