



## Sunrise Manor Town Advisory Board

September 15, 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>PRESENT</b> Earl Barbeau – <b>PRESENT</b> Planning: Lorna Phegley – <b>PRESENT</b>
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Tamara Williams	

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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 September 1, 2016 Minutes

**Moved by: Mr. Dias**

**Action: Approved subject minutes as recommended**

**Vote: 5-0/ Unanimous**

Approval of Agenda for September 15, 2016

**Moved by: Mr. Collins**

**Action: Approved agenda as recommended**

**Vote: 5-0/Unanimous**

IV. Informational Items

1. Mr. Collins received a letter from NDOT and there will be a public informational meeting on September 22 re: Charleston Blvd. Exit & 95.

**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

9/21/16BCC

1. **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 future TAB meeting**

**Vote: 5-0/ Unanimous**

10/04/16 PC

2. **WS-0490-14 (ET-0118-16) – NGO, TRUNG & TRINHANH DINH:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence a reduction to the rear setback for a proposed addition to a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Sutcliffe Circle, 230 feet west of Searchlight Drive within Sunrise Manor. CG/co/ml (For possible action)10/04/16 PC

**Moved by: Mr. Dias**

**Action: Held until next TAB meeting/no applicant present**

**Vote: 5-0/ Unanimous**

3. **UC-0584-16 – BBDS, A SERIES OF POLACK INVESTMENTS, LLC:**

**USE PERMIT** to reduce the separation from a vehicle maintenance facility to a residential use.

**DESIGN REVIEW** for a vehicle maintenance facility in conjunction with an existing vehicle sales lot on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and 370 feet south of Washington Avenue within Sunrise Manor. LW/lm/ml (For possible action)10/04/16 PC

**Moved by: Mr. Dias**

**Action: Denied; to close to residential**

**Vote: 5-0/ Unanimous**

4. **WS-0583-16 – MORALES, JOSE R.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an existing detached garage conversion to single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Woodland Avenue, 160 feet west of Aloha Avenue within Sunrise Manor. CG/lm/ml (For possible action)**10/04/16 PC**  
**Moved by: Mr. Dias**  
**Action: Denied; don't want to set precedence**  
**Vote: 5-0/ Unanimous**

10/05/16 BCC

5. **UC-0518-16 – BAILEY, DONALD R., JR.:**  
**USE PERMIT** to waive paving for an outside area used for parking, storing, and maneuvering equipment and materials.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) trash enclosure; and 2) alternative street landscaping and buffering.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1539-00) requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if building sites are under separate ownership.  
**DESIGN REVIEW** for an equipment sales, rental, and service - construction or heavy equipment (construction cranes) facility with outside storage and ancillary office on 2.1 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-1) Zone. Generally located on the north side of Alto Avenue, 320 feet west of Nellis Boulevard within Sunrise Manor. MK/dg/mcb (For possible action)**10/05/16BCC**  
**Moved by: Mr. Dias**  
**Action: Denied waiver of development standards #1**  
**Action: Approved: use permit, design review and Waiver #2**  
**Vote: 5-0/ Unanimous**
6. **ZC-0585-16 – EVANS, NOREEN M. & KELLY C.:**  
**ZONE CHANGE** to reclassify 0.5 acres from C-1 (Local Business) (AE-70) Zone to C-2 (General Commercial) (AE-70) Zone for vehicle sales and leasing in conjunction with automobile maintenance and vehicle (car) wash facility.  
**DESIGN REVIEW** vehicle sales and leasing facility in conjunction with an existing automobile maintenance and vehicle (car) wash facility. Generally located on the south side of Craig Road, 1,300 feet east of Nellis Boulevard within Sunrise Manor (description on file). MK/lm/ml (For possible action)**10/05/16BCC**  
**Moved by: Mr. Dias**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/ Unanimous**

- VI. General Business
- VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 29, 2016

IX. Adjournment

The meeting was adjourned at 8:02 p.m.