



# Sunrise Manor Town Advisory Board

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

## MINUTES for Thursday February 28, 2013

### MEMBERS PRESENT:

Michael Dias, Chair  
Mitzie Wilson, Vice Chair  
Russell Collins, Member  
David R. Jacks Jr., Member  
Anthony Keep, member  
Jill Leiva, Secretary

APPROX: 18 in Audience

Greg Cervan, planning  
Tamara Williams, Liaison (excused)  
Janice Ridondo, Liaison (excused)  
Kelly Benavidez, Liaison

### 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 & pagers**

### II. ORGANIZATIONAL ITEMS

- A. Tonight's agenda was unanimously approved, motion by Russell Collins
- B. Minutes from January 13, 2013 were unanimously approved, motion by Mike Dias.

### III. STAFF REPORTS:

None at this time.

### IV. DISCUSSION ITEMS:

Russell Collins attended the CDAC meeting, he updated the board members on what was discussed.

## V. PLANNING AND ZONING ITEMS:

03/19/13 PC

#### 1. WS-0034-13 – RIVIERA MHP, INC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a security wall with barbed wire; and 2) increase wall height in conjunction with an existing manufactured home park and recreation vehicle park on a total of 36.7 acres in an R-T (Manufactured Home Residential) Zone and an R-V-P (Recreational Vehicle Park) Zone. Generally located on the east side of Palm Street and the north side of Sahara Avenue within Sunrise Manor. CG/gc/ml (For possible action)

•Richard Delaney Presentation

**MR. COLLINS MOTIONED TO APPROVE THE WAIVER OF DEVELOPMENT STANDARDS #2 AND TO DENY THE WAIVER OF DEVELOPMENT STANDARDS #1. MOTION CARRIED UNANIMOUSLY.**

#### 2. UC-0049-13 – ARELLANO, SERGIO:

**USE PERMIT** to allow a food cart (taco cart) not located within an enclosed building in conjunction with an existing commercial building on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Monroe Avenue and the east side of Nellis Boulevard within Sunrise Manor. LW/jvm/ml (For possible action)

•Raymundo Gil Presentation

**MR. DIAS MOTIONED TO DENY THIS APPLICATION, TAB FELT THAT THERE ARE MORE SUITABLE LOCATIONS IN SUNRISE MANOR. MOTION CARRIED UNANIMOUSLY.**

The Clark County Board of Commissioners are  
Steve Sisolak, Chairman \* Lawrence L. Brown III, Vice-Chairman \* Tom Collins  
Chris Giunchigliani \* Lawrence Weekly \* Mary Beth Scow \* Susan Brager  
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3. **UC-0032-13 – FANCY LAND, LLC:**  
**USE PERMITS** for the following: 1) vehicle repair; 2) a minor paint/body shop in an M-D zone; and 3) a minor paint/body shop in the APZ-2 zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation distance from a vehicle (automobile) paint/body shop to a residential development; and 2) reduce landscaping in conjunction with an existing office/warehouse building on 3.5 acres in a C-2 (General Commercial) (AE-65) (APZ-2) Zone, an M-D (Designed Manufacturing) (AE-65) (APZ-2) Zone, and an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the southeast corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TC/mk/ml (For possible action)  
•Jose Espinoza Presentation  
MR. DIAS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS AND THE CONDITIONS THAT THERE BE NO OUTSIDE STORAGE AND THAT ONLY SUITES A,B,D & E BE USED. MOTION CARRIED UNANIMOUSLY.
4. **UC-0041-13 – STEPHENS, JUSTIN:**  
**USE PERMIT** to allow sporting goods sales with firearms in conjunction with a proposed gunsmith business within an existing building that includes an automobile repair facility on 0.9 acres in an M-1 (Light Manufacturing) (AE-65) Zone and an M-1 (Light Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the south side of Judson Avenue, 800 feet west of Nellis Boulevard within Sunrise Manor. TC/dg/ml (For possible action)  
•Justin Stephans Presentation  
MR. COLLINS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS. MOTION CARRIED UNANIMOUSLY.

03/20/13 BCC

5. **ZC-0055-13 – SARA JOHN & CO, LTD:**  
**ZONE CHANGE** to reclassify 0.4 acres from H-2 (General Highway Frontage) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.  
**USE PERMITS** for the following: 1) vehicle (automobile) maintenance; 2) vehicle (automobile) paint/body shop; 3) vehicle (automobile) repair; 4) allow unscreened service bays to face the street; and 5) reduce the separation to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative landscaping; 2) allow a vehicle (automobile) paint/body shop as the principal use; 3) allow unscreened service bays for a paint and body shop to face the street; 4) reduce the separation between a vehicle (automobile) paint/body shop and a residential use; and 5) reduce the separation between a trash enclosure and a residential use.  
**DESIGN REVIEW** for an existing commercial site. Generally located on the northwest side of Las Vegas Boulevard North, 335 feet southwest of Puebla Street within Sunrise Manor (description on file). TC/pb/ml (For possible action)  
•John Sara Presentation  
MR. COLLINS MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS. MOTION CARRIED UNANIMOUSLY.

## VI. CORRESPONDENCE:

Russell Collins received the minutes from the last CDAC meeting and stated that they are looking more accurate.

## VII. PUBLIC COMMENT/COMMUNITY CONCERNS:

Terri Vanderhiden a neighbor had a few questions for the board regarding the Sloan project, the activity at Nellis AFB and if there was a group for people with disabilities to get information.

**SET NEXT MEETING DATE:** The next meeting scheduled for Thursday, March 14, 2013 (~Same place, Same time, unless otherwise posted).

**VIII. ADJOURNMENT:** Meeting adjourned at approximately 7:55 PM ~RUSSELL COLLINS

*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 3/14/13*

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