



# Sunrise Manor Town Advisory Board

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

## MINUTES for Thursday April 15, 2010

### MEMBERS PRESENT:

Russell Collins, Chair  
Maribel Rosales, Vice Chair  
Michael Dias, Member  
Steven D. Mesa, Member  
Mitzie Wilson, Member (excused)  
Jill Leiva, Secretary

APPROX 80 in Audience

Greg Servine, Planning  
Tamara Williams, Liaison  
Janice Ridondo, Liaison (excused)

### 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**  
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 Maribel
- B. Minutes from April 1, 2010 were unanimously approved with one change, motion by Russell

### III. STAFF REPORTS:

Hollywood Aquatic Ground Breaking had a great turnout.  
Graffiti cleanup this weekend.

### IV. DISCUSSION ITEMS

Nothing mentioned at this time.

## V. PLANNING AND ZONING:

05/04/10 PC

1. **UC-0083-10 – SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY:**  
**USE PERMIT** for senior housing.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** reduced roof pitch; and **3)** reduced throat depth.  
**DESIGN REVIEW** for a senior housing complex on 6.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Perry Street, 750 feet north of Flamingo Road within Sunrise Manor. CG/gc/dr  
•Joy Rineer Presentation  
**RUSSELL MOTIONED TO APPROVE THIS APPLICATION AND TAB VOICED THAT THEY WERE APPRECIATIVE THAT APPLICANT WAS WILLING TO WORK WITH THEM REGARDING DESIGN COMMENTS. MOTION CARRIED UNANIMOUSLY.**

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2. **UC-0100-10 – RUIZ-CARREON, ENRIQUE:**

**USE PERMITS** for the following: 1) increase the number of small animals (chickens and roosters); and 2) increase the number of medium and large animals (goats and horses) in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Beesley Drive, 250 feet north of Charleston Boulevard within Sunrise Manor. CG/gc/dr

• Enrique Ruiz Presentation

MARIBEL MOTIONED TO APPROVE THIS MOTION CONDITIONALLY. APPLICANT MAY HAVE 6 MEDIUM OR 3 LARGE ANIMALS (OR APPROPRIATE RATIO), A MAXIMUM OF 20 SMALL ANIMALS AND 3 ROOSTERS. MOTION CARRIED UNANIMOUSLY.

3. **WS-0095-10 – GOMEZ, HURTADO JUANA:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front yard setback for a proposed carport in conjunction with an existing single family dwelling on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Mesquite Avenue, 300 feet west of Radwick Drive, and 280 feet north of Stewart Avenue within Sunrise Manor. CG/pb/dr

• Lusi Gomez Presentation

RUSSELL MOTIONED TO HOLD ITEM PER APPLICANTS APPROVAL AND RETURN TO TAB IN TWO WEEKS. MOTION CARRIED UNANIMOUSLY.

4. **UC-0437-08 (ET-0054-10) – SIROONIAN, CHARLES AND DEBORAH:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENTION OF TIME** to review off-site improvements (excluding paving) in conjunction with an existing automobile dismantling yard on 4.7 acres in an M-2 (Industrial) Zone. Generally located on the north side of Hammer Lane, 280 feet west of Auto Street within the Sunrise Manor Planning Area. TC/dm/dr

• Chuck Siroonian Presentation

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

5. **UC-0099-10 – POOL & SPA INVESTORS GROUP, LLC:**

**USE PERMIT** for automobile sales in the APZ-2 Overlay District as an accessory to an existing warehouse on 0.5 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-1) (APZ-2) Zone. Generally located 140 feet east of Marco Street, 560 feet north of Alto Avenue within Sunrise Manor. TC/bk/dr

• Tyler Nish Presentation

RUSSELL MOTIONED TO APPROVE THIS APPLICATION WITH THE CONDITION THAT THE NUMBER TO CARS BE LIMITED TO 10 CARS FOR SALE. MOTION CARRIED UNANIMOUSLY.

6. **UC-0108-10 – LAKE MEAD PROPERTY 3, LLC:**

**USE PERMITS** for the following: 1) reduced separation between an existing car wash and a residential use; and 2) allow car wash bays to face public rights-of-way on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard and the east side of Mt. Hood Street within Sunrise Manor. TC/pb/dr

• Richard Threlfall Presentation

RUSSELL MOTIONED TO APPROVE THIS APPLICATION WITH THE CONDITION THAT THE HOURS OF OPERATION BE LIMITED TO 7AM-10PM. MOTIONED CARRIED UNANIMOUSLY.

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7. **UC-0110-10 – BANK SOUTHWESTUSA:**  
**USE PERMITS** for the following: **1)** a place of worship; **2)** increased building height for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** access to a collector street; and **2)** eliminate landscaping to a less intensive use.  
**DESIGN REVIEW** for a place of worship on a portion of 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Owens Avenue, on the east side of Radwick Drive within Sunrise Manor. RR/bk/dr  
•Russell Sillitoe Presentation  
**MICHAEL MOTIONED TO DENY THIS APPLICATION. APPROXIMATELY 30 NEIGHBORS WERE PRESENT AND WERE ALL AGAINST THIS APPLICATION FOR CONCERNS OF SMALL STREETS, TRAFFIC, HEIGHT OF STRUCTURE, AND IT BEING LOCATED IN A RESIDENTIAL AREA. MOTION CARRIED UNANIMOUSLY.**
8. **UC-0120-10 – ILLIA FAMILY LIVING TRUST:**  
**USE PERMITS** for the following: **1)** a permanent batch plant; and **2)** allow a permanent batch plant in an APZ-1 Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of any equipment of the batch plant from an existing occupied residential dwelling.  
**DESIGN REVIEW** for a permanent batch plant facility on 1.9 acres in an M-1 (Light Manufacturing) (AE-80) (APZ-1) Zone. Generally located on the west side of Devary Lane, 350 feet north of Cecile Avenue within Sunrise Manor. TC/gc/dr  
•No Applicant Present  
**RUSSELL MOTIONED TO PLACE ITEM ON HOLD AND RETURN TO TAB IN 30 DAYS DUE TO NO APPLICANT PRESENT FOR PRESENTATION. MOTION CARRIED UNANIMOUSLY.**
9. **WS-0105-10 – BIR, MAHENDRA & KAMIL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback in conjunction with an existing single family residence on 0.2 acres in an R-T (Manufactured Home Residential) (AE-65) Zone. Generally located on the northwest corner of Rocky Mountain Avenue and Mt. Hood Street within Sunrise Manor. TC/bk/dr  
•Don Brazier Presentation  
**RUSSELL MOTIONED TO PLACE ITEM ON HOLD TO REWRITE AND TO RENOTIFY. APPLICANT AGREED TO THIS MOTION. MOTION CARRIED UNANIMOUSLY.**

05/05/10 BCC

10. **UC-1492-07 (ET-0033-10) - SIERRA BUSINESS CENTRE, LLC, ET AL:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the elimination of landscape and screening requirements in conjunction with a shopping center and office/warehouse complex.  
**DESIGN REVIEW** for an office/warehouse complex on a portion of 10.0 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard and the north side Craig Road within Sunrise Manor. TC/jud/dr  
•Richard Gallegos Presentation  
**MICHAEL MOTIONED TO APPROVE THIS APPLICATION PER STAFF RECOMMENDATIONS. MOTION CARRIED UNANIMOUSLY.**

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**11. ZC-0109-10 – AYERS, RONALD & PATRICIA FAMILY TRUST:**

**ZONE CHANGE** to reclassify 2.9 acres from R-E (Rural Estates Residential) (AE-80) (APZ-1) Zone and M-D (Designed Manufacturing) (AE-80) (APZ-1) Zone to M-1 (Light Manufacturing) (AE-80) (APZ-1) Zone for a home improvement center.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscape standards; **2)** design standards to allow temporary buildings; **3)** off-site improvements (excluding paving); and **4)** reduce the setbacks for gates.

**DESIGN REVIEW** for a home improvement center with outside storage. Generally located on the west side of Betty Lane, 660 feet south of Cheyenne Avenue within Sunrise Manor (description on file). TC/pb/dr

•Roy Ayers Presentation

**RUSSELL MOTIONED TO PLACE ITEM ON HOLD FOR TWO WEEKS DUE TO CATEGORY USED (HOME IMPROVEMENT CENTER). APPLICANT AGREED TO HOLD. MOTION CARRIED UNANIMOUSLY.**

**PUBLIC COMMENT/COMMUNITY CONCERNS:**

- VI.** SET NEXT MEETING DATE: The next meeting scheduled for THURSDAY, APRIL 29, 2010 (~Same place, Same time, unless otherwise posted).
- VII.** ADJOURNMENT: Meeting adjourned at approximately 8:30 PM ~RUSSELL  
*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 4/29/10.*

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