



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 28, 2019

6:30 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Janice Ridondo at 702-455-3504 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members: Max Carter – Chair Paul Thomas-Member  
 Alexandria Malone- Vice-Chair Danielle Walliser-Member  
 Earl Barbea-Member

Secretary: Jill Leiva, 702-334-6892

County Liaison: Janice Ridondo, Kelly Benavidez, Beatriz Martinez

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of January 31, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM  
 YOLANDA KING, County Manager

IV. Approval of Agenda for February 28, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items:

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

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**
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**

**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**
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**
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**
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**

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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**

**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**
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**
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**

**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**
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**
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**
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**

VII. General Business: None

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VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 14, 2019

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142

Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156

Parkdale Community Center 3200 Ferndale LV NV 89121

Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov/>

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