



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 25, 2021

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 insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to Beatriz.Martinez@clarkcountynv.gov, before 5pm, February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Alexandria Malone – Chair Paul Thomas-Member
 Bricieda Castro- Vice Chair Max Carter -Member
 Earl Barbeau-Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com

County Liaison: Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, will.covington@clarkcountynv.gov;
 Anthony Manor; manora@clarkcountynv.gov

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call

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

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

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.

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Beatriz.Martinez@clarkcountynv.gov, before 5pm, on February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

III. Approval of Minutes for February 11, 2021 (For possible action)

IV. Approval of Agenda for February 25, 2021 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

VI. Planning & Zoning:

03/17/21 BCC

1. **VS-21-0042-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**
VACATE AND ABANDON a portion of a right-of-way being Monroe Avenue located between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/rk/jd (For possible action)
03/17/21BCC

2. **WS-21-0041-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a minor subdivision parcel map on 4.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Monroe Avenue and the east side of Morning Sun Way within Sunrise Manor. TS/rk/jd (For possible action)03/17/21 BCC

VII. General Business: Review the Sunrise Manor TAB Bylaws (For possible action)

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.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to Beatriz.martinez@clarkcountynv.gov, before 5:00 pm, February 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

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YOLANDA KING, County Manager

IX. Next Meeting Date: March 11, 2021

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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JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

February 11, 2021

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- EXCUSED Planning- Steve Demmerit
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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 November 12, 2020 Minutes

Moved by: Mr. Thomas

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for February 11, 2021

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

03/02/21 PC

1. **UC-21-0001-BDG II, LLC & BORDIGIONI, DEAN V. TRUST:**
USE PERMITS for the following: 1) permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development; 2) reduce the separation from a vehicle paint/body shop to a residential use; and 3) permit a vehicle paint/body shop in an APZ-2 overlay district.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping.
DESIGN REVIEW for a vehicle paint/body shop on 0.5 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the east side of Abels Lane, 230 feet south of Cartier Avenue (alignment) within Sunrise Manor. MK/al/jd (For possible action)03/02/21 PC
Moved by: Mr. Barbeau
Action: Approved w/ Condition that if Irrigation exists landscaping will be put in
Vote: 4-0/Unanimous
2. **UC-21-0014-RNI-NV, LP:**
USE PERMIT for on-premises consumption of alcohol (tavern) on 1.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 300 feet east of Marion Street within Sunrise Manor. TS/al/jd (For possible action)03/02/21PC
Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous

03/03/21 BCC

3. **AR-21-400006 (UC-0040-10 (WC-0081-17))-THREE PEAKS INVESTMENTS ETAL & REP GLOBAL, LLC:**
WAIVER OF CONDITIONS THIRD 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. WM/jgh/jd (For possible action)03/03/21BCC
Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous
 4. **UC-21-0005-BAILEY, DONALD R. JR., ET AL:**
USE PERMIT to waive paving for an outside area used for parking, storing, and maneuvering equipment and materials.
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/jor/jd (For possible action)03/03/21
Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous
- VII. General Business: Approval of Sunrise Manor TAB 2021 Calendar. TAB members elected Alexandria Malone as Chair And Briceida Castro as Vice-Chair.
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be February 25, 2021
- X. Adjournment
The meeting was adjourned at 7:05 p.m.

03/17/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MONROE AVE/MORNING SUN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0042-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:

VACATE AND ABANDON a portion of a right-of-way being Monroe Avenue located between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

140-26-102-006

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon a residential driveway that is currently in the public right-of-way granted to Clark County under document number 20060614-02579. The driveway is located along Monroe Avenue on the south property line.

The applicant indicates the subject driveway location was part of a previously proposed 8 lot residential subdivision. This parcel has subsequently been purchased by a new owner who is preparing a 4 lot subdivision map. In lieu of having a dedicated residential driveway on Monroe Avenue for the subdivision, each of the 4 lots will have direct access from Morning Sun Way.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500277-04	9 single family residential lots on 5 acres - expired	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential

Related Applications

Application Number	Request
WS-21-0041	Waiver of development standards for full off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for a curb return driveway that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY
DEVELOPMENT INC
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT

03/17/21 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS
(TITLE 30)

MONROE AVE/MORNING SUN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0041-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a minor subdivision parcel map on 4.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Monroe Avenue and the east side of Morning Sun Way within Sunrise Manor. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

140-26-102-006

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Monroe Avenue and Morning Sun Way where required per Section 30.52.050.

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Number of Lots: 4
- Density (du/ac): 0.9
- Minimum/Maximum Lot Size (square feet): 47,746/48,601
- Project Type: Off-site improvements

Site Plan

There is a minor subdivision map (MSM-20-600091) in process that will create 4 lots for this site. Off-site improvements are required for the east half of Morning Sun Way and the north half of Monroe Avenue adjacent to the subject parcel. These roads will be constructed to non-urban standards with 32 feet of pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for public local streets.

Applicant's Justification

The applicant indicates the waiver associated with the off-site improvements is appropriate since the properties surrounding the site are zoned R-E with a Planned Land Use of Rural Neighborhood Preservation. The parcel directly to the north is approximately the same size as the subject parcel and is undeveloped with no existing off-site improvements. Installation of full off-site improvements along both streets would collect stormwater runoff from the proposed site and would release the flows at a concentrated location which does not appear to be aligned with the flowline of the existing swale. Furthermore, the existing residential subdivision east of the site had no off-site improvements so drainage will potentially require detailed design to propagate historic flow patterns.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500277-04	Tentative map for 9 single family residential lots on 5 acres - expired	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed and undeveloped single family residential

Related Applications

Application Number	Request
VS-21-0042	A request to vacate and abandon a curb return driveway on Monroe Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to not install full off-site improvements. The applicant is reconfiguring a previously approved subdivision into a 4 lot parcel map with the homes fronting

on Morning Sun Way. Although full off-site improvements exist in the area, there are none on the north side of Monroe Avenue or Morning Sun Way, north of Monroe Avenue.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Applicant shall provide a safe route to school path.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations within 300 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102