



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 29, 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
 Bricieda Castro- Vice Chair
 Earl Barbeau-Member
 Paul Thomas-Member
 Max Carter-Member

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

County Liaison: Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, william.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 April 15, 2021 (For possible action)
- IV. Approval of Agenda for April 29, 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)

Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process, and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

VI. Planning & Zoning:

05/18/21 PC

- 1. **VS-21-0147-A & M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT, INC.:**
VACATE AND ABANDON easement of interest to Clark County located between Monroe Avenue and Owens Avenue and between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/jor/jd (For possible action)05/18/21 PC

VII. General Business:None

- 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.

IX. Next Meeting Date: May 13, 2021

X. Adjournment

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

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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YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

April 15, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Max Carter- PRESENT Planning- Jared Tasko
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Anthony Manor & William Covington	

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 April 1, 2021 Minutes

Moved by: Ms. Castro
Action: Approved
Vote: 4-0/ Unanimous

IV. Approval of Agenda for April 15, 2021

Moved by: Mr. Barbeau
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

05/04/21 PC

1. **DR-21-0121-WARDLEY PROPERTIES, LLC:**
DESIGN REVIEW for a distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jor/jd (For possible action)05/04/21 PC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

2. **VS-21-0122-WARDLEY PROPERTIES, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cartier Avenue and a portion of right-of-way being Alto Avenue located between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/jor/jd (For possible action)05/04/21 PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

3. **ET-21-400038 (WS-18-0973)-COLONIAL REAL EST PTNRSHP, LTD:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the wall height.
DESIGN REVIEW for additional site features in conjunction with an approved vehicle/watercraft storage on 7.1 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Sandhill Road within Sunrise Manor. TS/lm/jo (For possible action)05/04/21 PC
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

4. **UC-21-0090-LKQ CENTRAL, INC.:**
USE PERMITS for the following: 1) reduce the separation between an automobile dismantling yard and a non-industrial use; 2) allow a salvage yard; and 3) allow a recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between a salvage yard and a non-industrial use; 2) reduce the separation between a recycling center and a non-industrial use; 3) eliminate landscaping; and 4) full off-site improvements (excluding paving) in conjunction with an existing automobile dismantling yard on 19.0 acres in an Industrial (M-2) Zone. Generally located on the east and west sides of Copper Sage Street, 1,600 feet east of Lamb Boulevard at the eastern terminus of Lone Mountain Road within Sunrise Manor. MK/sd/xx (For possible action)05/04/21 PC
Moved by: Mr. Barbeau
Action: Approved Use Permits & Waivers 1,2,3B & 4. Denial of Waiver 3A
Vote: 4-0/Unanimous

05/05/21 BCC

5. **WS-21-0109-LGI HOMES-NEVADA, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial pavement) in conjunction with a minor subdivision map to amend the boundary between two parcels on 13.4 acres in an R-T (Manufactured Home Residential) Zone and R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos Road and the South side of Judson Avenue (alignment) within Sunrise Manor. WM/al/jd (For possible action)05/05/21 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be April 29, 2021

X. Adjournment

The meeting was adjourned at 7:00p.m.

05/18/21 PC AGENDA SHEET

EASEMENT
(TITLE 30)

MONROE AVE/MORNING SUN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0147-A & M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT, INC.:

VACATE AND ABANDON easement of interest to Clark County located between Monroe Avenue and Owens Avenue and between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/jor/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

The applicant is in the process of subdividing the subject property into 4 separate single family residential lots all fronting Morning Sun Way adjacent to the west property line. VS-21-0042 was approved in March 2021 to vacate a portion of right-of-way being Monroe Avenue. WS-21-0041 was also approved (a companion item to VS-21-0042) to waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Monroe Avenue and Morning Sun Way. The applicant is requesting to vacate an existing 10 foot wide public drainage easement along the north property line. Per the applicant's justification letter, the existing public drainage easement is no longer needed for this development and any private drainage easements will be relinquished as the parcel map (MSM-20-600091) is completed and recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0041	Waived full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Monroe Avenue and Morning Sun Way	Approved by BCC	March 2021
VS-21-0042	Vacated and abandoned a portion of right-of-way being Monroe Avenue	Approved by BCC	March 2021
TM-0277-04	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, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed & undeveloped single family residential

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 a public drainage easement 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

- Drainage study and compliance;
- Vacation to be recordable prior to the issuance of certificate of occupancy for the northernmost lot;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EDWARD COUTURE

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102

DRAFT



Town Advisory Board and Citizen Advisory Council Outreach

Spring 2021

BACKGROUND

The current phase of the Transform Clark County process is focused on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to ensure the updated Master Plan reflects what's important to your community!

DRAFT MATERIALS FOR REVIEW

The following new materials are available for review:

- Draft Area-Specific Policies for the Planning Area (which include community-specific policies, where applicable);
- Draft Land Use Category descriptions;
- Draft Land Use Plan map for the Planning Area (provided for participant reference).

You may also find it useful to reference the draft Countywide Goals and Policies (released for review in December 2020) as you review the Area-Specific Policies.

DISCUSSION QUESTIONS

Once the new Master Plan is adopted, the Area-Specific Policies will be used as a “supplement” to the Countywide Policies to guide decision-making in different parts of Clark County. With that in mind we would like your feedback on the following questions:

- How well do the draft Area-Specific Policies reflect issues or opportunities that are unique to your Planning Area and community overall?
- Are there goals or policies that you think should be refined to better convey those unique issues?

- Are there issues or opportunities that you think are missing?
- Do you have other thoughts/suggestions that would help tailor the Area-Specific Policies to your Planning Area or community?

Please be as specific as possible when recording your group's input. Provide references to page numbers and/or goal and policy numbers where applicable. Your group's input will be used to help refine the draft Area-Specific Policies for incorporation as part of Clark County's Draft Master Plan that will be released for review this summer.

RECORDING YOUR FEEDBACK

Feedback may be provided in one of two ways:

- 1) Provide written notes via e-mail to TransformClarkCounty@ClarkCountyNV.gov; or
- 2) Record comments directly on the draft documents using the comment features provided as part of the [Virtual Open House](#).

Thank you for your participation!

www.transformclarkcounty.com