



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 27, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Max Carter, Chairperson
 Alexandria Malone, Vice Chairperson
 Member Earl Barbeau
 Member Paul Thomas
 Member Briceida Castro

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

County Liaison(s): Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov Kelly Benavidez kdb@ClarkCountyNV.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for August 13, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for August 27, 2020 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 and Zoning

09/15/20 PC

- 1. **TM-20-500114-CAREY-LAMONT PROPERTIES, LLC:**
TENTATIVE MAP for a 1 lot industrial subdivision on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jd (For possible action)

09/16/20 BCC

- 2. **AR-20-400082 (NZC-0097-17) -GREYSTONE NEVADA, LLC:**
ZONE CHANGE SECOND APPLICATION FOR REVIEW to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor. MK/jgh/jd (For possible action)

- VII. General Business:
Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 10, 2020.
- 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>



Sunrise Manor Town Advisory Board

August 13, 2020

MINUTES

Board Members:	Max Carter – Chair – EXCUSED Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Vivian Kilarski
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 July 30, 2020 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for August 13, 2020

Moved by: Ms. Malone

Action: Approved with Item 5 moved

Vote: 4-0/Unanimous

V. Informational Items:

1. Ms. Martinez announced that COVID-19 testing was being done at the Cora Coleman Senior Center on August 18th at 8am Appointment required.

VI. Planning & Zoning

09/01/20 PC

1. **NZC-20-0051-SGG OAKS ROYAL LINKS, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 169.9 acres from a P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: **1)** High Impact Project; and **2)** single family residential detached and attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the street intersection off-sets; **2)** dedication of arterial/section lines street (Sloan Lane); and **3)** reduce width of a private street (previously not notified).
DESIGN REVIEWS for the following: **1)** single family residential detached and attached (townhouse) planned unit development; and **2)** hammerhead street design (no longer needed). Generally located on the north and south sides of Vegas Valley Drive, 1,300 feet east of Cabana Drive within Sunrise Manor (description on file). TS/pb/md/ja (For possible action)09/01/20PC
Moved by: Ms. Castro
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

2. **WS-20-0323-LEWIS, ZACHARY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sapporo Circle, 220 feet east of Ringwood Lane within Sunrise Manor. TS/jt/jd (For possible action)09/01/20 PC
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

- 09/02/20 BCC
3. **AR-20-400081 (UC-0378-17)-R R MI PROPERTIES LTD:**
USE PERMIT FIRST APPLICATION FOR REVIEW for off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) for a permanent batch plant on 4.3 acres in an M-2 (Industrial) (AE-70 & AE-75) Zone. Generally located on the southwest corner of Beesley Drive and Fisher Avenue within Sunrise Manor. MK/sd/jd (For possible action)09/02/20 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

4. **ET-20-400078 (WS-0375-17)-JRG LIVING TRUST & GUTIERREZ JOSE & RENE TRS:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: **1)** parking lot landscaping; **2)** street landscaping; **3)** reduce setback for proposed structure (decorative fence) and existing structure (chain-link fence); **4)** reduce setback from the right-of-way for proposed structure (decorative fence) and existing structure (chain-link fence); **5)** on-site paving; **6)** trash enclosure; and **7)** off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets).
DESIGN REVIEW for a proposed parking lot on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Dalhart Avenue and the south side of Park Street within Sunrise Manor. TS/jgh/jd (For possible action) 09/02/20 BCC
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

5. **ZC-20-0326-OXFORD PECOS RETAIL, LLC:**
ZONE CHANGE to reclassify 5.5 acres from R-4 (Multiple Family Residential – High Density) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** waive landscaping to a less intense use; **3)** allow alternative street landscaping; and **4)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increased finished grade. Generally located on the east side of Pecos Road, 1,000 feet south of Carey Avenue within Sunrise Manor (description on file). LW/rk/jd (For possible action) **09/02/20 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
6. **VS-20-0327-OXFORD PECOS RETAIL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Clifford Street, and between Bartlett Avenue (alignment) and Dillion Avenue (alignment) within Sunrise Manor (description on file). LW/rk/jd (For possible action) **09/02/20 BCC**
Moved by: Mr Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
7. **TM-20-500105-OXFORD PECOS RETAIL, LLC:**
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos Road, 1,000 feet south of Carey Avenue within Sunrise Manor. LW/rk/jd (For possible action) **09/02/20 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
- VII. General Business: Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 Budget request(s). (For possible action)
 Make Public Parks more secure, Clean-up Sloan Channel, Damaged Ballard’s need replaces & improved on the Hollywood Bike Lane, More Bike/Hiking trails, Public Art Program for painting electrical boxes, More information Is needed on Shade Structures, Storage Sheds/Shipping Containers so that the public is more aware of what is permitted w/o a permit.
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be August 27, 2020
- X. Adjournment
 The meeting was adjourned

09/15/20 PC AGENDA SHEET

LAMONT SUBDIVISION
(TITLE 30)

LAMONT ST/JUDSON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500114-CAREY-LAMONT PROPERTIES, LLC:

TENTATIVE MAP for a 1 lot industrial subdivision on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jd (For possible action)

RELATED INFORMATION:

APN:
140-20-502-006

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 1
- Project Type: 1 lot industrial subdivision

The plans depict a 1 lot industrial subdivision for a future industrial development on a 9.8 acre site. Future access to the site will be granted via Judson Avenue and Lamont Street. Five foot wide attached sidewalks are proposed along Lamont Street and Judson Avenue.

Landscape Plan

The plan depicts a 6 foot wide landscape area located behind the attached sidewalks along Lamont Street and Judson Avenue. Medium trees are planted 20 feet on center within the street landscape areas, in conjunction with the required shrubs and groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0380-02	Office and vehicle repair facility	Approved by PC	April 2002
VC-0089-99 (ET-0042-02)	Second extension of time to waive on-site paving, landscaping and increased fence height - expired	Approved by PC	August 2002

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0089-99 (ET-0071-01)	First extension of time to waive on-site paving, landscaping and increased fence height - expired	Approved by PC	April 2001
VC-0089-99	Waived on-site paving, landscaping, and increased fence height - expired	Approved by PC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park and Industrial	M-D & M-1	Industrial buildings
South	Business and Design/Research Park	R-4, R-E & M-1	Multiple family development, outside storage, & industrial building
East	Industrial	M-1	Outside storage & industrial building
West	Business and Design/Research Park	M-D	Warehouse/office building & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAREY-LAMONT PROPERTIES, LLC

**CONTACT: PHILLIP REGESKI, ECA, 1740 DELL RANGE BLVD., SUITE 454H,
CHEYENNE, WY 82009**

DRAFT

09/16/20 BCC AGENDA SHEET

SINGLE FAMILY/
MULTI-FAMILY RESIDENTIAL
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400082 (NZC-0097-17) -GREYSTONE NEVADA, LLC:

ZONE CHANGE SECOND APPLICATION FOR REVIEW to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor. MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

140-14-201-001 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 2450 N. Hollywood Boulevard
- Site Acreage: 50.5 acre portion of a 247.6 acre parcel
- Number of Lots/Units: 352 (single family residential)/3 (common)
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 4,000/8,995
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 28 feet 8 inches
- Square Feet: 2,031 to 2,574

History & Request

NZC-0097-17 was approved with a condition requiring a review in 18 months to ensure the development is aesthetically compatible with the surrounding residential neighborhoods. The

subject application was filed to satisfy the condition of approval. AR-19-400094 (NZA-0097-17) was approved subject to one additional year to review.

Site Plans

The approved plans depict a single family residential development consisting of 352 residential lots and 3 common lots on 50.5 acres at a density of 7.0 dwelling units per acre. The lots range in size from 4,000 square feet to 8,995 square feet. The lots will have access to Alto Avenue and Hollywood Boulevard via 47-foot-wide public streets with 5-foot-wide sidewalks on both sides of the street

Landscaping

A 15-foot-wide landscape area with a detached sidewalk is located along Alto Avenue and Hollywood Boulevard.

Elevations

The plans depict three, 2 story models up to 28 feet 8 inches high. The single family dwellings will have similar building materials consisting of stucco finished walls with decorative stone veneer accents, window articulation on all sides, and concrete tile roofs.

Floor Plans

The plans depict homes from approximately 2,031 square feet to 2,574 square feet with 3 to 4 bedrooms and 2 car garages.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400094:

Current Planning

- 1 year to review as public hearing.
- Applicant is advised that substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

Listed below are the approved conditions for NZA-0097-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Subject to an 18-month review;
- Applicant will coordinate with Nellis Air Force Base the disposition of the 37.11 acres on the north side of the project;
- Disclosure of proximity to an active mining operation;

- All homes to be built with architectural articulation on all sides;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Nellis Air Force Base

- Display maps (Title 30 Nellis AFB Air Environs and Noise Contours) in all sales offices (in addition to land use and zoning maps) and all model homes, stating that this project is near Nellis AFB, which is an active Air Force installation, and owner/developer to work with Nellis AFB on approved maps;
- Sales personnel in the offices to disclose proximity to Nellis AFB to prospective buyers;
- Houses will be sound attenuated at least 35 decibels and meet all requirements of Clark County Code of Ordinances, Chapter 22.22, Noise Attenuation Construction Standards;
- All plans must be certified in accordance with sections 22.22.010 and 22.22.020 of the code, including certification by a professional sound engineer before certificate of occupancy;
- Disclosure of proximity to the Live Ordnance Loading Areas;
- Disclosure of excessive noise coming from Nellis AFB during exercises;
- Disclosure that Nellis AFB aircraft depart and arrive daily at all hours, to include weekends;
- Any noise complaints will be sent to the developer, not Nellis AFB.
- Proposed disclosure statement submitted to the County for this application will run with the properties and be required to be signed by future purchasers of the properties.

Public Works – Development Review

- Applicant to coordinate with Public Works – Development Review on an approved street section for Hollywood Boulevard including a center median and landscaping on the west side of Hollywood Boulevard;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Hollywood Boulevard, 35 feet to back of curb for Alto Avenue and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Purchase (POC) request has been completed for this project, POC Tracking #000702-2016.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is submitting this application as required by the conditions of approval for AR-19-400094 (NZN-0097-17). The applicant also indicates that progress has been made on this project and that all entities except Clark County Public Works have completed the review and approved plans for the Mylar submittal of the off-site improvement plans.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400094 (NZN-0097-17)	Review of a single family development	Approved by BCC	August 2019
VS-19-0306	Vacated a portion of Hollywood Boulevard and Alto Avenue for detached sidewalks	Approved by BCC	June 2019
VS-19-0303	Vacated a portion of Hollywood Boulevard for detached sidewalks	Approved by BCC	June 2019
ZC-0097-17	Reclassified 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	January 2018
ZC-0403-07	Reclassified 48.8 acres on the southern portion of the site from R-E to P-F zoning for a school	Approved by BCC	June 2007
DR-1572-03	Middle school	Approved by BCC	January 2004
ZC-1646-02	Reclassified the southwest corner of this parcel from R-E to P-F zoning for an elementary school	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South	Public Facilities	R-2	Undeveloped
East	Public Facilities	R-E	Undeveloped & sand and gravel operation
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property,

a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

The applicant indicates that progress has been made on this project and that all entities except Clark County Public Works have completed the review and approved plans for the Mylar submittal of the off-site improvement plans.

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

- Until July 17, 2021 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106