



# Sunrise Manor Town Advisory Board

March 28, 2024

## MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT Planning- Tyler DeLorenzo
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
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 the March 14, 2024 Minutes

**Moved by: Ms. Cosgrove**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

### IV. Approval of Agenda for March 28, 2024

**Moved by: Mr. Barbeau**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

### V. Informational Items: Ms. Martinez announced that on April 20 2024 from 9am-11am Comm. Segerblom & SE Area command are having a “Tree Planting Even” at the Hollywood Rec. Center, And that tonight the Pre-K is having their Art Show across the hall.

# Planning & Zoning

### VI.

04/17/24 BCC

1. **AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** school; **2)** allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and **3)** waive applicable design standards for accessory structures.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce height/setback ratio; **2)** reduce parking; **3)** landscaping; **4)** allow signage; **5)** reduce access gate setback; **6)** permit alternative parking space dimensions; **7)** reduce

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the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an RS20 (Residential Single Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/my/ng (For possible action) **04/17/24 BCC**

**Moved by: Ms. Cosgrove**

**Action: Approved per staff recommendation**

**Vote: 5-0/unanimous**

2. **UC-23-0894-EASTWOOD, LLC:**

**USE PERMIT** for an independent living facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a proposed independent living facility to be adjacent to, and accessed from a local street; 2) reduce setback for access gate; 3) reduce parking; 4) reduce minimum lot size for an independent living facility; 5) reduce setbacks; 6) allow the mechanical equipment to be visible; 7) eliminate trash enclosures; 8) eliminate detached sidewalk and landscaping; 9) eliminate parking lot landscaping; 10) reduce throat depth; 11) reduce driveway width; and 12) full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the west side of 27<sup>th</sup> Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action) **04/17/24 BCC**

**Moved by: Ms. Cosgrove**

**Action: Approved w/ if approved Condition & 1 yr. Public Review**

**Vote: 5-0/unanimous**

3. **ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:**

**ZONE CHANGE** to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action) **04/17/24 BCC**

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendation**

**Vote: 5-0/unanimous**

4. **UC-24-0051-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:**

**USE PERMITS** for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle rental or sales; and 4) vehicle wash.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking landscape islands; and 2) driveway geometrics.

**DESIGN REVIEWS** for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle wash; and 4) vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action) **04/17/24 BCC**

**Moved by: Mr. Barbeau**

**Action: Denied per staff recommendation**

**Vote: 5-0/unanimous**

5. **WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway throat depth; 2) reduce driveway departure distance, and 3) allow alternative sidewalk ramps.

**DESIGN REVIEW** for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone. Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action) **04/17/24 BCC**

**Moved by: Mr. Thomas**

**Action: Approved per staff recommendation**

**Vote: 5-0/unanimous**

**VII.** General Business: None

**VIII.** Public Comment: Mr. Barbeau handed out an article from the LV Sun with an article with Ms. Cosgrove & urging people to get registered and to vote.

**IX.** Next Meeting Date: The next regular meeting will be April 11, 2024

**X.** Adjournment

The meeting was adjourned at 8:15 pm

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