



Sunrise Manor Town Advisory Board

March 2, 2023

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT Hunter White-Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	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 the February 16, 2023 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for March 2, 2023

Moved by: Ms. Cpsgrove

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: None

VI. **Planning & Zoning**

03/08/23 BCC

1. **ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:**
ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: **1)** warehouse facility; and **2)** finished grade. Generally located on the south side of Las Vegas Boulevard North and approximately 550-feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)**03/08/23 BCC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 5-0/unanimous

03/21/23 PC

2. **NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** allow access to a local street; **3)** allow modified driveway design standards; and **4)** allow modified street standards.
DESIGN REVIEW for a proposed multiple family development. Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/syp (For possible action)**03/21/23 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
3. **PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.1 acres. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)**03/21/23PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 5-0/unanimous
4. **ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
ZONE CHANGE to reclassify 2.1 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)**03/21/23 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 5-0/unanimous
5. **WS-23-0024-DEPAUL HOLDINGS:**
WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)**03/21/23 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 4-1

03/22/23 BCC

6. **VS-23-0009-RA PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Cecile Avenue, and between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/al/syp (For possible action)**03/22/23 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous

7. **WS-23-0008-RA PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a distribution and warehouse facility; **2)** alternative parking lot landscaping; and **3)** finished grade on 7.1 acres in an M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone. Generally located on the south side of Cheyenne Avenue and the east side of Lamb Boulevard within Sunrise Manor. MK/al/syp (For possible action) **03/22/23 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous
8. **WS-23-0022-MONTES JOSE ISAEL:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a future single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/al/syp (For possible action) **03/22/23 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff conditions
Vote: 5-0/unanimous
9. **WS-23-0035-RG NELLIS NV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** increase building height.
DESIGN REVIEW for finished grade on 6.2 acres in conjunction with an approved distribution center in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/syp (For possible action) **03/22/23 BCC**

Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/unanimous
- VII.** General Business:None
- VIII.** Public Comment: None
- IX.** Next Meeting Date: The next regular meeting will be March 16, 2023
- X.** Adjournment
The meeting was adjourned at 7:48pm