



Sunrise Manor Town Advisory Board

April 27, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan –Member-PRESENT
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member– PRESENT Al Laird-Planning

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

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 30, 2023 Minutes

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

IV. Approval of Agenda for April 27, 2023

Moved by: Ms. Cosgrove
Action: Approved w/ item 1, 2 & 4 being held until June 1, 2023
Vote: 5-0/Unanimous

V. Informational Items: Holywood Regional Park Grand Opening will be on May 27, 2023
At 8am.

VI. Planning & Zoning

04/19/23 BCC

1. **ZC-23-0072-PROLOGIS, LP:**

ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk and alternative street landscaping.

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KEVIN SCHILLER, County Manager

DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

VS-23-0073-PROLOGIS, LP:

2. **VACATE AND ABANDON** a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

05/02/23 PC

3. **UC-23-0115-AMIGO REALTY CORP:**

USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (For possible action) **05/02/23 PC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-1

05/03/23 BCC

4. **WS-23-0107-GROUP XIII PROPERTIES, LP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway design; and **2)** alternative landscaping along a street.

DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** finished grade; and **3)** alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action) **05/03/23 BCC**

HELD PER APPLICANTS REQUEST

5. **WS-23-0124-BEEDLE NV PROPERTY, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit encroachment into airspace; **2)** waive detached sidewalks; and **3)** allow a modified driveway design.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75 and APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action) **05/03/23 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations & waiver #1 being removed

Vote: 5-0/unanimous

6. **TM-23-500025-BEEDLE NV PROPERTY, LLC:**

TENTATIVE MAP for a commercial subdivision on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75/APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action) **05/03/23 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 5-0/unanimous

05/16/23 PC

7. **UC-23-0137-KG REAL ESTATE, LLC:**

USE PERMITS for the following: **1)** waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; **2)** waive the separation from a vehicle repair facility (automobile and smog check) to a residential use; **3)** waive the separation from a tire and installation facility (automobile and smog check) to a residential use; and **4)** permit overhead doors to face a public street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping; **2)** reduced parking and loading areas; **3)** waive design and layout of parking; **4)** waive trash enclosure; and **5)** waive setback from the street.

DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/lm/syp (For possible action) **05/16/23PC**

Moved by: Ms. Cosgrove

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Action: Approved per staff recommendations
Vote: 5-0/unanimous

05/17/23 BCC

8. **ET-23-400026 (UC-17-0480)-PLEASANT VIEW PARTNERS I, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** congregate care facility; and **2)** assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** congregate care facility; **2)** assisted living facility; and **3)** finished grade on 6.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)**05/17/23 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1

9. **ET-23-400027 (VS-19-0100)-PLEASANT VIEW PARTNERS I, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue, and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/tpd/syp (For possible action) **05/17/23BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1

10. **ET-23-400034 (WS-18-0493)-PLEASANT VIEW PARTNERS I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action) **05/17/23BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1

11. **VS-23-0139-LV PETROLEUM LLC:**
VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)**05/17/23BCC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-2

12. **UC-23-0138-LV PETROLEUM LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** reduced separation from a convenience store to a residential use; **3)** gasoline station; and **4)** reduced separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street; **2)** allow a modified driveway design; and **3)** driveway distances from an intersection.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline sales; and **2)** restaurant with drive-through on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/rk/syp (For possible action)**05/17/23BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-2

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be May 11, 2023

X. Adjournment

The meeting was adjourned at 8:04 pm

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