



Sunrise Manor Town Advisory Board

September 14, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan –Member-PRESENT
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member– PRESENT Lorna Phegley-Planner

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 the August 31, 2023 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for September 14, 2023

Moved by: Mr. Thomas

Action: Approved with item #1being held to 10/12/23 meeting

Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez informed everyone that at the Hollywood Rec Center the SE Command is having National Night Out on October 3, 2023 at 5pm. On October 21, 2023 at 4pm A family event is being held at Lewis Park

VI. Planning & Zoning

09/19/23 PC

1. UC-23-0456-BELLO STEPHEN MICHAEL:

USE PERMITS for the following: 1) allow recreational vehicle repair (conversions) as a principal use; and 2) reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)09/19/23 PC

HELD TO 10/12/23 TAB MEETING PER APPLICANTS REQUEST

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

2. **WS-23-0458-BURDETT-RUIZ JULIA JEANNE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action)**09/19/23 PC**
Moved by: Ms. Cosgrove
Action: Approved with staff if approved recommendations
Vote: 5-0/unanimous

10/03/23 PC

3. **ET-23-400119 (UC-20-0123)-MERSHO GRJT, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation for a proposed convenience store to a residential use; and **4)** reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce street landscaping along attached sidewalks; **3)** reduce building height setbacks; **4)** reduce approach distance; and **5)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/mh/syp (For possible action)**10/03/23 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous

4. **PA-23-700025-BWNV, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action) **10/03/23 PC**
Moved by: Mr. Barbeau
Action: Adopted
Vote: 5-0/unanimous

5. **ZC-23-0541-BW NV, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone for an office/warehouse, vehicle repair, and trailer sales and rental.
USE PERMITS for the following: **1)** vehicle repair; and **2)** vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: **1)** office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and **2)** finished grade. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/rr/syp (For possible action) **10/03/23 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous

6. **TM-23-500113-BW NV, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/rr/syp (For possible action) **10/03/23 PC**
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/unanimous

7. **UC-23-0479-OS HOUSING COMPANY, LLC:**
USE PERMIT to allow light manufacturing (granite) in an APZ-2 Overlay District in conjunction with an existing office/warehouse complex on a 0.1 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/lm/syp (For possible action) **10/03/23 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous

8. **UC-23-0505-RALPHS FAMILY TRUST & RALPHS RANDALL J & KIMBERLYN J:**
USE PERMITS for the following: 1) allow an accessory structure (shade structure) to exceed one half of the footprint of the principal dwelling; and 2) allow cumulative area of all accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation; 2) reduce setback; and 3) increase height in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Eddingham Court, 526 feet north of Brynhurst Drive within Sunrise Manor. MK/rp/syp (For possible action) **10/03/23 PC**
Moved by: Mr. Thomas
Action: Approved with if approved staff recommendation
Vote: 5-0/unanimous

10/04/23 BCC

9. **VS-23-0516-CPT 2644 N. LAMB BLVD., LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/md/syp (For possible action)**10/04/23 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

10. **WS-23-0515-CPT 2644 N. LAMB BLVD., LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) allow access to a local street; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action) **10/04/23 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

11. **TM-23-500108-CPT 2644 N. LAMB BLVD., LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action) **10/04/23 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

12. **UC-23-0449-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
USE PERMITS for the following: 1) allow a vehicle wash as a principal use within the APZ-2 Overlay District; 2) allow a service bay door facing a street without screening; and 3) reduce the separation of a vehicle wash from a residential use.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed vehicle wash facility on a portion of 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/hw/syp (For possible action) **10/04/23 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations & 8ft wall on East property Line
Vote: 5-0/unanimous

13. **ZC-23-0513-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 17.8 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to a P-F (Public Facility) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEW for a proposed middle school (Von Tobel Middle School - relocation). Generally located on the south side of Alto Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/lm/syp (For possible action) **10/04/23 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous

14. **ZC-23-0531-BOULDER CAPITAL MANAGEMENT, LLC:**
ZONE CHANGE to reclassify 0.5 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEWS for the following: **1)** restaurant; and **2)** outside dining and drinking. Generally located on the northwest corner of Boulder Highway and Glen Avenue within Winchester and Sunrise Manor (description on file).
TS/bb/syp (For possible action) **10/04/23 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous
- VII.** General Business: The board reviewed the previous fiscal year budget requests & voted unanimously 4-0 with Mr. Barbeau abstaining on new requests. Requests were safety measures, crosswalk lights, re-stripe & slurry on roads, flood control & bike trails.
- VIII.** Public Comment: None
- IX.** Next Meeting Date: The next regular meeting will be September 28, 2023
- X.** Adjournment
The meeting was adjourned at 8:49 pm