



## Sunrise Manor Town Advisory Board

September 16, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – EXCUSED Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Grady Bernhart
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	William Covington	

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:44 p.m.

II. Public Comment: None

III. Approval of September 2, 2021 Minutes

**Moved by: Mr. Carter**  
**Action: Approved**  
**Vote: 3-0/ Unanimous**

IV. Approval of Agenda for September 16, 2021

**Moved by: Mr. Carter**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

V. Informational Items: None

## VI. Planning & Zoning

09/22/21 BCC

1. **ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA ESMERALDA:**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** allow non-architectural compatibility for all existing accessory structures; and **2)** allow front access of a casita to face the street.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation between existing structures; **2)** reduce setbacks; and **3)** reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo (For possible action) **09/22/21 BCC**  
**Moved by: Mr. Carter**  
**Action: Approved per Staff Recommendations**  
**Vote: 4-0/Unanimous**
  
2. **WC-21-400126 (ZC-0251-08)-PJA, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** construct full off-sites; and **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) **09/22/21**  
**Moved by: Mr. Thomas**  
**Action: Denied per Staff Recommendations**  
**Vote: 4-0/Unanimous**
  
3. **WC-21-400130 (WS-19-0825)-PJA, LLC:**  
**WAIVERS OF CONDITIONS** of waivers of development standards requiring the following: **1)** off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) **09/22/21**  
**Moved by: Mr. Thomas**  
**Action: Denied per Staff Recommendations**  
**Vote: 4-0/Unanimous**

10/05/21 PC

4. **AR-21-400133 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS**  
**N:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/jor/jo (For possible action)**10/05/21 PC**  
**Moved by: Ms. Castro**  
**Action: Approved per Staff Recommendations**  
**Vote: 4-0/Unanimous**
  
5. **UC-21-0389-PALM 32 LLC:**  
**USE PERMIT** for reduced separation to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced landscaping.  
**DESIGN REVIEW** for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)**10/05/21 PC**  
**Moved by: Mr. Carter**  
**Action: Denied per Staff Recommendations**  
**Vote: 4-0/Unanimous**

6. **UC-21-0422-CRYSTALS LLC:**  
**USE PERMIT** to allow a single family attached residential structure.  
**DESIGN REVIEW** for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)**10/05/21 PC**  
**Moved by: Mr. Carter**  
**Action: Approved per Staff Recommendations**  
**Vote: 4-0/Unanimous**

**10/06/21 BCC**

7. **DR-21-0426-MILLER HARVEY M FAMILY TRUST & MILLER HARVEY M TRS:**  
**DESIGN REVIEWS** for the following: 1) vehicle wash; and 2) finished grade on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 180 feet east of Shatz Street within Sunrise Manor. MK/sd/jo (For possible action)**10/06/21 BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved per Staff Recommendations**  
**Vote: 4-0/Unanimous**

**VII.** General Business: None

**VIII.** Public Comment: Phyllis Weaver had questions about getting an SID in place for off-sites.

**IX.** Next Meeting Date: The next regular meeting will be September 30, 2021

**X.** Adjournment  
The meeting was adjourned at 7:55pm