



Sunrise Manor Town Advisory Board

May 30, 2019

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair – PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Public Works- Jason Allswang Panning-Lorna Phegley
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Janice Ridondo & 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

Richard Gallegos announced that he needed to hold his application(ZC-19-0313 until the July 11th TAB Meeting. Mr. Seip had several comments & questions re: master plan, changes, notifications.

III. Approval of May 2, 2019 Minutes

Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous

IV. Approval of Agenda for May 30, 2019

Moved by: Mr. Barbeau
Action: Approved with Item #8 being held
Vote:4-0/Unanimous

V. Informational Items: Ms. Martinez informed everyone that Commissioner Segerblom was going to have a discussion about tractor trailers at the BCC meeting.

VI. Planning & Zoning

06/04/19 PC

1. **CP-19-900180:** That the Sunrise Manor Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) **06/04/19 PC**
Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous

2. **UC-19-0271-PARISH ENTERPRISES:**
USE PERMIT to allow a proposed manufacturing and vehicle parts repair use in an APZ-2 Overlay District in conjunction with an office/warehouse building on 0.5 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Abels Lane, approximately 600 feet north of Carey Avenue within Sunrise Manor. MK/sd/ja (For possible action) **06/04/19 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/1 abstained

3. **UC-19-0283-BOULDER NELLIS, LLC:**
USE PERMIT to allow a laundromat within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway and the north side of Harmon Avenue within Sunrise Manor. TS/jor/ja (For possible action) **06/04/19 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

4. **VS-19-0303-GREYSTONENEVADA, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Cheyenne Avenue and Alto Avenue within Sunrise Manor (description on file). MK/jvm/ja (For possible action) **06/04/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

5. **VS-19-0306-GREYSTONENEVADA LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Cheyenne Avenue and Alto Avenue and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/jvm/ja (For possible action) **06/04/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

06/05/19 BCC

6. **UC-19-0263-MIRANDA-BURCIAGA, FERMIN A. & BELTRAN-HERNANDEZ, JESUS ELOY:**
USE PERMIT to allow vehicle (automobile) sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** off-site improvements (paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for parking lot expansion in conjunction with an existing commercial building on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Christy Lane within Sunrise Manor. LW/nr/ja (For possible action) **06/05/19 BCC**
Moved by: Mr. Carter
Action: Approved: Use Permit; Denial: Waivers of Development & Design Review per staff recommendations
Vote: 4-0/Unanimous

7. **UC-19-0265-HAINES, WAYNER, & SHERRIL:**
USE PERMITS for the following: **1)** permit a horse/riding rental stable; **2)** reduce minimum area required for a horse riding/rental stable; **3)** allow alternative landscaping along all side and rear property lines; and **4)** allow existing accessory structures that are not architecturally compatible with the principal building (single family residence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** allow alternative landscaping adjacent to a less intensive use; **3)** permit an existing non-decorative fence; **4)** reduce access gate setback; and **5)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed horse riding/rental stable and associated structures in conjunction with an existing single family residence on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Gateway Road, 730 feet north of Lake Mead Boulevard within Sunrise Manor. LW/md/ja (For possible action) **06/05/19 BCC**
Moved by: Mr. Barbeau
Action: Approved with the staff conditions
Vote: 4-0/Unanimous

8. **ZC-19-0313-D'ACOSTA, YOLY:**
ZONE CHANGE to reclassify 2.2 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
USE PERMITS for the following: **1)** proposed vehicle (automobile) paint and body shop; **2)** proposed vehicle (automobile) repair; **3)** proposed vehicle (automobile) maintenance; and **4)** a project of regional significance (adjacent to the City of North Las Vegas).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation of a proposed vehicle (automobile) paint and body shop from a residential use; **2)** reduced setback; and **3)** allow modified driveway design standards.
DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). LW/pb/ja (For possible action) **06/05/19 BCC**
Moved by: Per Applicant
Action: Hold
Vote: 4-0/Unanimous

06/18/19 PC

9. **UC-19-0321-JIMENEZ BRISBANY:**
USE PERMITS for the following: **1)** increase the size of an accessory apartment; and **2)** waive the architectural compatibility of an accessory apartment.
WAIVER OF DEVELOPMENT STANDARDS for a second driveway in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/jt/ja (For possible action) **06/18/19 PC**
Moved by: Ms. Malone
Action: Approved per staff recommendations
Vote: 3-0/1 Abstained

10. **UC-19-0359-FLORES-RODRIGUEZ MIGUEL & LOPEZ-MAYORGA INGRIS N:**
USE PERMIT to allow a proposed food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/nr/ja (For possible action) **06/18/19 PC**
Moved by: Ms. Malone
Action: Approved
Vote: 2-2/DOES NOT CARRY

06/19/19 BCC

11. **UC-19-0324-AYERS RONALD & PATRICIA FAMILY TRUST & AYERS RONALD C & PATRICIA ANN TRS:**
USE PERMIT to allow a towing service on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening/landscaping.
DESIGN REVIEW for the conversion of an existing single family residence to a towing service facility. Generally located on the east side of Lincoln Road, approximately 133 feet north of Cartier Avenue within Sunrise Manor. LW/nr/ja (For possible action) **06/19/19 BC**
Moved by: Mr. Thomas
Action: Denied
Vote: 4-0/Unanimous

12. **ZC-19-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**
ZONE CHANGE to reclassify 8.0 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-5 (Apartment Residential) Zone in the MUD-2 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.
DESIGN REVIEW for a multiple family residential complex. Generally located on the southeast corner of Vegas Valley Drive and Sandhill Road within Sunrise Manor (description on file). TS/jt/ja (For possible action) **06/19/19**
BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
- VII. General Business: None
- VIII. Public Comment: Mr.Seip states that the TAB is not following the Nevada Statutes
- IX. Next Meeting Date: The next regular meeting will be June 13, 2019
- X. Adjournment
The meeting was adjourned at 8:15pm p.m.