



Sunrise Manor Town Advisory Board

December 12, 2019

MINUTES

Board Members:	Max Carter – Chair – Present Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Brady Bernhart
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: Mr. Seip spoke about his observations of open meeting laws.

III. Approval of November 14, 2019 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 4-0

IV. Approval of Agenda for December 12, 2019

Moved by: Mr. Barbeau

Action: Approved with removal of item 5 w/o prejudice

Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez mentioned that North Las Vegas is doing some exploratory research on the leakage at the Sloan Channel and that the leakage will be addressed

VI. Planning & Zoning

12/17/19 PC

1.

UC-19-0745-BAHNAN, JOE A.:

AMENDED HOLDOVER USE PERMITS for the following: **1)** proposed convenience store; and **2)** proposed alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced separation for a trash enclosure; **3)** alternative landscaping; **4)** reduced driveway separation; and **5)** alternative driveway geometrics (previously not notified).

DESIGN REVIEWS for the following: **1)** proposed retail building; and **2)** alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/ja (For possible action) **12/17/19 PC**

Moved by: Mr. Barbeau

Action: Denied

Vote: 5-0/Unanimous

2.

UC-19-0862-SOUND FOOD GROUP LLC:

USE PERMIT to allow on-premises consumption of alcohol (supper club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a residential use; **2)** alternative screening and buffering; **3)** reduce building setback; **4)** alternative driveway geometrics; and **5)** reduced throat depth on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/sd/ja (For possible action) **12/17/19 PC**

Moved by: Ms. Castro

Action: Approved

Vote: 5-0/Unanimous

3.

UC-19-0863-SILVER YEARS SERIES 1, LLC:

USE PERMIT to increase the number of vehicles (automobiles) displayed outside for a proposed vehicle sales facility when the business has common parking with other businesses.

DESIGN REVIEW for a proposed vehicle (automobiles) sales facility including a modular office building on a portion of 2.7 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (APZ-2) Zone. Generally located on the east side of Moonlite Drive, and the north side of Lake Mead Boulevard within Sunrise Manor. LW/sd/jd (For possible action) **12/17/19 PC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

4.

WS-19-0846-CORDON EVA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the required separation between buildings; **2)** reduce rear setback; **3)** reduce side (corner) setback; and **4)** reduced setback from a right-of-way for an existing detached casita/garage in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/rk/jd (For possible action) **12/17/19 PC**

Moved by: Ms. Malone

Action: Approved

Vote: 3-2

12/18/19 BCC

5. ZC-19-0636-ASCENTIVE HOMES, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences.

WAIVER OF DEVELOPMENT STANDARDS for reduced lot area. Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action)
12/18/19 BCC

WITHDRAWN WITHOUT PREJUDICE

01/07/20 PC

6. VS-19-0885-AHUSA SERIES 1, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Sandy Lane and Camel Street, and between Lake Mead Boulevard and Windy Bay Avenue within Sunrise Manor (description on file). LW/bb/jd (For possible action)01/07/20 PC

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

01/08/20 BCC

7. TM-19-500242-HALLEWELL MICHAEL & NANCY:

TENTATIVE MAP consisting of 22 single family residential lots on 5.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)01/08/20 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

8. UC-19-0894-HALLEWELL, MICHAEL & NANCY:

USE PERMIT to allow an existing accessory structure (garage) prior to the construction of a principal building (single family residence).

WAIVER OF DEVELOPMENT STANDARDS to increase height for existing accessory structures (garages).

DESIGN REVIEW for a single family residential development on 5.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)01/08/20 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

VII. General Business:None

VIII. Public Comment: Mr. Seip brought up a computer system SIRE that might be helpful to TAB's re: zoning. He also mentioned that maybe Commissioners would like to help out people in the "Riverwalk" area in district E.

IX. Next Meeting Date: The next regular meeting will be January 2, 2020

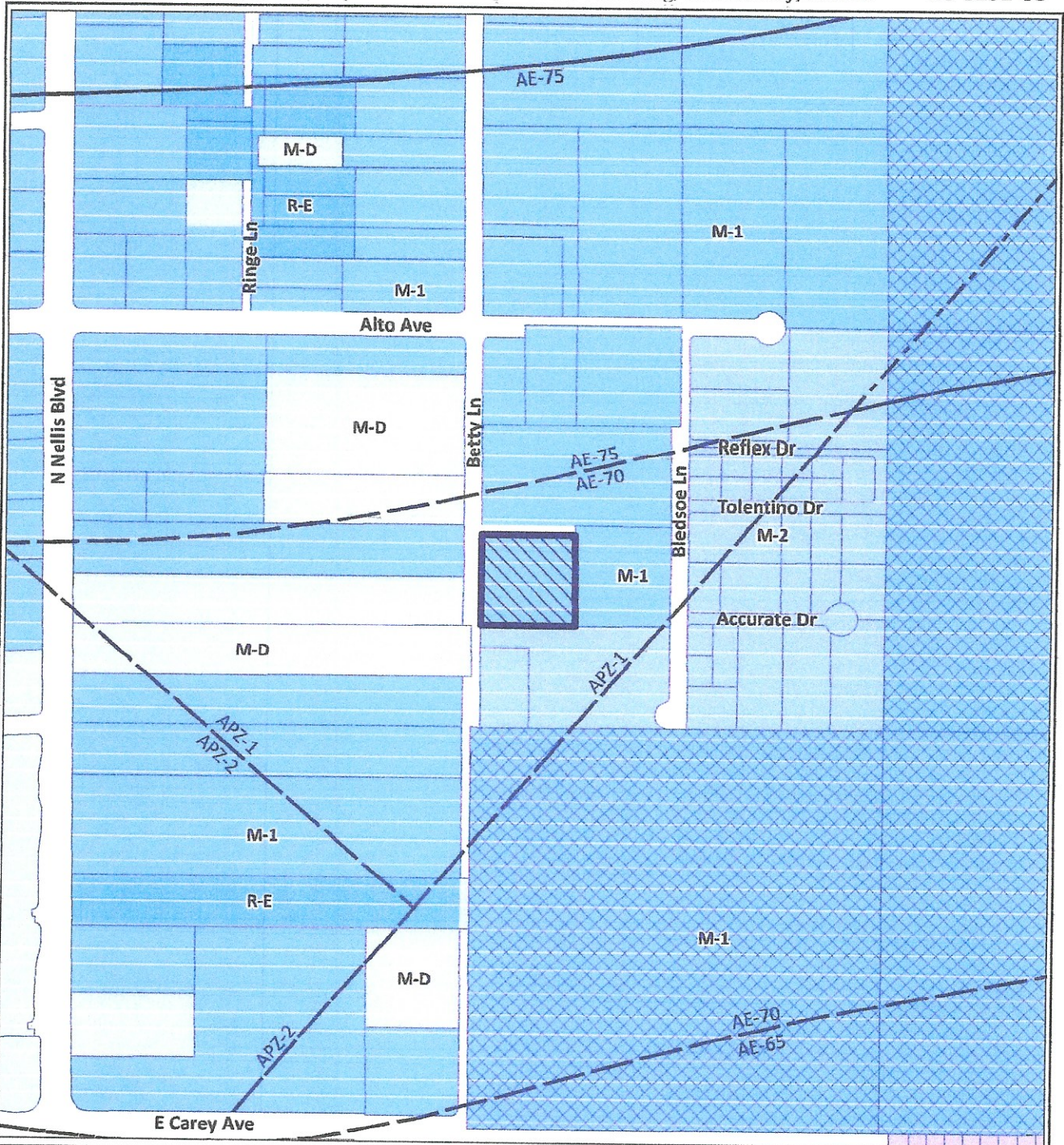
X. Adjournment

The meeting was adjourned at 7:32 p.m.

SIRE

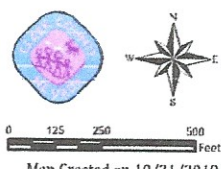
Commission Agenda Map
Clark County Department of Comprehensive Planning, Clark County, Nevada

WC-19-400141
ZC-0251-08

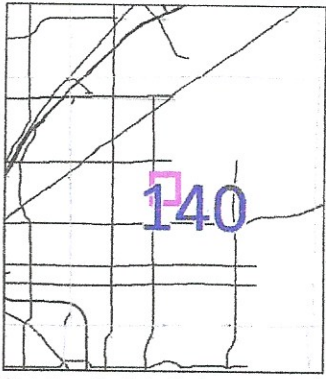


Subject Parcel(s)
14016301017

Subject Section(s)
SEC16 T20S R62E



Map Created on 10/21/2019



This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated herein.

Residential Districts			Other	
Rural	Single Family	Multiple Family		Airport Environs
R-U	R-1	R-3		Subject Site(s)
R-A	R-1a	R-4		Power Lines (69kv & larger)
R-E	R-T	R-5		Railroads
R-D	R-2	RUD		ROI / ZC
				Incorporated Cities
Non-Residential Districts			Overlay Zones	
Commercial	Special	Manufacturing		P-C
CRT	H-1	M-D		MLZ
C-P	H-2	M-1		RNP
C-1	O-S	M-2		
C-2	P-F			
C-3	R-V-P			
	U-V			