



Sunrise Manor Town Advisory Board

August 29, 2024

MINUTES

Board Members:	Harry Williams – Chair –PRESENT Sondra Cosgrove-Vice Chair-PRESENT Earl Barbeau-Member – PRESENT	Stephanie Jordan –EXCUSED Paul Thomas-Member-PRESENT Planning- John Marenfeld
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 15, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 29, 2024

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez announced that Commissioner Segerblom is sponsoring a Latino Cultural Festival at the Government Center On September 20th from 4-9pm & the “National Night Out” with the SE Area Command at the Hollywood Rec. Center on October 8th 5-7pm

VI. Planning & Zoning

09/17/24 PC

1. **AR-24-400087 (WS-23-0399)-SZ INCOME TRUST & BOHN MICHAEL F TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: **1)** eliminate parking lot landscaping; and **2)** alternative paving.
DESIGN REVIEW for a commercial vehicle parking lot on a 4.69 acre portion of a 5.80 acre site in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone and within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/tpd/syp (For possible action) **09/17/24 PC**
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 3-1

2. **WS-24-0379-VALENZUELA, JACQUELINE & ISMAEL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Kell Lane and 185 west of Magar Street within Sunrise Manor. MK/jm/syp (For possible action) **09/17/24 PC**
Moved by: Ms. Cosgrove
Action: Motion for approval-did not carry
Vote: 2-2

09/18/24 BCC

3. **AR-24-400088 (UC-23-0003)-RED HOOK SNTHS, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** school; **2)** allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and **3)** waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/dd/syp (For possible action) **09/18/24 BCC**
Moved by: Mr. Barbeau
Action: APPROVED
Vote: 4-0/unanimous

4. **UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:**
USE PERMITS for the following: **1)** an emergency/urgent care facility; **2)** a gas station; and **3)** a motel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative parking lot landscaping **2)** eliminate and reduce buffering and screening; **3)** residential adjacency standards; and **4)** reduce driveway departure distance.
DESIGN REVIEWS for the following: **1)** a shopping center; and **2)** a motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action) **09/18/24 BCC**
Moved by: Ms. Cosgrove
Action: APPROVED use permit #1, 2, waivers & Design Review. DENIAL use permit #3
Vote: 4-0/unanimous

5. **TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action) **09/18/24 BCC**

Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

6. **ZC-24-0397-CIRCLE K STORES, INC.:**
ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor (description on file). TS/rr (For possible action) **09/18/24 BCC**

Moved by: Mr. Barbeau
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

7. **WS-24-0398-CIRCLE K STORES, INC.:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for a gas station and convenience store on 3.01 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor. TS/rr/syp (For possible action) **09/18/24 BCC**

Moved by: Mr. Barbeau
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

8. **TM-24-500080-CIRCLE K STORES, INC.:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.01 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor. TS/rr/syp (For possible action) **09/18/24 BCC**

Moved by: Mr. Barbeau
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

VII. General Business: None

VIII. Public Comment: Ms. Saucedo wanted to find out how to go about getting notices in Spanish and She mentioned it would be great to get more teacher/work force housing. Mr. Rose brought up that if the application heard that wanted a hotel was approved that it would cause a lot of traffic issues.

IX. Next Meeting Date: The next regular meeting will be September 12, 2024

X. Adjournment
The meeting was adjourned at 8:08 pm