



## Sunrise Manor Town Advisory Board

February 16, 2023

### MINUTES

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

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison: Javier Rivera

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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 February 2, 2023 Minutes

**Moved by: Ms. Cosgrove**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

IV. Approval of Agenda for February 16, 2023

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

V. Informational Items: None

VI. **Planning & Zoning**

02/21/23 PC

1. **WS-22-0665-NP BOULDER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative exterior materials.  
**DESIGN REVIEW** for a medical office building on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the northeast side of Boulder Highway, 1,600 feet northwest of Lamb Boulevard within Sunrise Manor. TS/hw/ja (For possible action) 02/07/23PC

Moved by: Ms. Cosgrove  
Action: Approved per staff recommendations  
Vote: 2-1

03/07/23 PC

1. **VS-23-0001-CASTILLO, JUAN JR.:**  
**VACATE AND ABANDON** a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/syp (For possible action) 03/07/23 PC

Moved by: Mr. Barbeau  
Action: Approved per staff recommendations  
Vote: 3-0/unanimous

03/08/23 BCC

2. **UC-23-0003-CHURCH ASSEMBLY GOD KOREAN:**  
**USE PERMITS** 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.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action) 03/08/23 BCC

Moved by: Mr. Barbeau  
Action: Denied  
Vote: 3-0/unanimous

VII. General Business:None

VIII. Public Comment: A neighbor commented that he lives near the proposed “Tech School” & was Not notified. Another neighbor said that even if NO PARKING signs are posted at schools “it Does no good”.

IX. Next Meeting Date: The next regular meeting will be March 2, 2023

X. Adjournment  
The meeting was adjourned at 7:58pm