



## Sunrise Manor Town Advisory Board

June 29, 2023

### MINUTES

---

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Hunter White-Planner
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

---

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

The meeting was called to order at 6:32 p.m.

II. Public Comment: None

III. Approval of the June 1, 2023 Minutes

**Moved by: Ms. Cosgrove**

**Action: Approved**

**Vote: 4-0/Unanimous**

IV. Approval of Agenda for June 29, 2023

**Moved by: Ms. Cosgrove**

**Action: Approved**

**Vote: 4-0/Unanimous**

V. Informational Items: None

## VI. Planning & Zoning

06/20/23 PC

1. **PA-23-700014-HOLIDAY TRAVEL PARK, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 9.3 acres. Generally located on the northwest corner of Judson Avenue and Lamont Street within Sunrise Manor. TS/gtb (For possible action)06/20/23 PC

**Moved by: Mr. Barbeau**

**Action: Denied**

**Vote: 4-0/unanimous**

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

2. **ZC-23-0227-HOLIDAY TRAVEL PARK, LLC:**  
**ZONE CHANGE** to reclassify 9.3 acres from an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; **2)** allow stacking of accessory structures (Conex boxes); and **3)** alternative paving.  
**DESIGN REVIEW** for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex. Generally located on the north side of Judson Avenue and the west side of Lamont Street within Sunrise Manor (description on file). TS/jor/syp (For possible action) **06/20/23 PC**  
**Moved by: Mr. Thomas**  
**Action: Denied**  
**Vote: 4-0/unanimous**
  
3. **PA-23-700015-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 3.3 acres. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc (For possible action) **06/20/23 PC**  
**Moved by: Mr. Thomas**  
**Action: Adopted Per Staff Recommendations**  
**Vote: 4-0/unanimous**
  
4. **ZC-23-0243-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**  
**ZONE CHANGE** to reclassify 3.3 acres from an R-T (Manufactured Home Residential) Zone to an RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** reduce street landscape width.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor (description on file). WM/gc/syp (For possible action) **06/20/23PC**  
**Moved by: Ms. Cosgrove**  
**Action: Approved**  
**Vote: 4-0/unanimous**
  
5. **TM-23-500069-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**  
**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 3.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc/syp (For possible action) **06/20/23 PC**  
**Moved by: Mr. Williams**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**
  
6. **WS-23-0180-CORDON EVA & OSCAR OSWALDO OLIVA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce building separation for an existing detached accessory structure 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/hw/syp (For possible action) **06/20/23 PC**  
**Moved by: Ms. Cosgrove**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**

06/21/23 BCC

7. **ET-23-400048 (UC-18-0168)-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: **1)** reduce the separation from a gasoline station to a residential use; **2)** reduce the separation from a tire sales and installation facility to a residential use; **3)** reduce the separation from a vehicle maintenance facility to a residential use; **4)** reduce the separation from a vehicle repair facility to a residential use; **5)** permit a proposed vehicle paint and body shop facility; **6)** permit a proposed tire sales and installation facility in the APZ-2 Overlay District; **7)** permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; **8)** permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; **9)** permit a proposed vehicle repair facility in the APZ-2 Overlay District; **10)** permit a proposed vehicle rental facility in the APZ-2 Overlay District; and **11)** permit a proposed vehicle sales facility in the APZ-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation from a vehicle paint and body shop to a residential use; **2)** permit a vehicle paint and body shop as a principal use; **3)** increase block wall height;

4) reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and 5) modified street standards.

**DESIGN REVIEWS** for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed tire sales and installation facility; 4) proposed vehicle maintenance facility; 5) proposed vehicle paint and body shop; 6) proposed vehicle repair facility; 7) proposed vehicle rental facility; and 8) proposed vehicle sales facility on 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/tpd/syp (For possible action)06/21/BCC

**Moved by: Mr. Thomas**

**Action: Approved per staff recommendations**

**Vote: 4-0/unanimous**

8. **ET-23-400057 (ZC-0215-15)-SULEIMAN, WATHIQ:**

**USE PERMIT FOURTH EXTENSION OF TIME** for retail sales as a principal use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscape width; 2) reduce trash enclosure setback from a residential development; 3) reduce setbacks; and 4) reduce height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor (description on file). WM/bb/syp (For possible action) 06/21/BCC

**Moved by: Mr. Thomas**

**Action: Approved per staff recommendations**

**Vote: 4-0/unanimous**

07/18/23 PC

9. **ET-23-400080 (WS-22-0080)-MCCALL DEBRA L:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce setbacks; and 2) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/syp (For possible action) 07/18/23 PC

**Moved by: Ms. Cosgrove**

**Action: Approved per staff recommendations**

**Vote: 4-0/unanimous**

10. **PA-23-700013-FURCOLOW SEPARATE PROPERTY TRUST & FURCOLOW JAMES P TRS:**

**PLAN AMENDMENT** to amend the Northeast Las Vegas Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from Collectors (80+ foot right-of-way) to Collectors (60+ foot right-of-way) for Mount Hood Street between Cheyenne Avenue and Alto Avenue within Sunrise Manor. MK/gt (For possible action) 07/18/23 PC

**Moved by: Mr. Thomas**

**Action: Adoption per staff recommendations**

**Vote: 4-0/unanimous**

11. **WC-23-400083 (ZC-0345-00)-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) indoor storage of boats and RV's only per Title 30; 2) landscape areas (10 foot and 20 foot widths) as shown on plans around the perimeter of the site; 3) monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); 4) development to be restricted to 1 story units only; 5) applicant to provide ceramic tile or concrete roof; 6) minimum 20 feet of A-1 type landscaping along Alto Drive and Mount Hood Street; 7) buildings to have pitched roofs; 8) ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character; and 9) hours to be restricted from 8:00 a.m. to 8:00 p.m. in conjunction with a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage and a recreational vehicle watercraft wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone. Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action) 07/18/23 PC

**Moved by: Mr. Thomas**

**Action: Approved per staff recommendations**

**Vote: 4-0/unanimous**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

12. **VS-23-0232-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**  
**VACATE AND ABANDON** a portion of a right-of-way being Mount Hood Street located between Cheyenne Avenue and Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jor/syp (For possible action) **07/18/23 PC**  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**
13. **UC-23-0231-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**  
**USE PERMITS** for the following: **1)** mini-warehouse; **2)** off-highway vehicle, recreational vehicle, and watercraft storage; and **3)** recreational vehicle and watercraft wash station.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage with a wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone. Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action) **07/18/23 PC**  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**
14. **SC-23-0286-TOUCHSTONE INDEPENDENCE, LLC:**  
**STREET NAME CHANGE** to change the name of Sloan Lane to Homeownership Lane between Vegas Valley Drive and Desert Inn Road. Generally located on the south side of Vegas Valley Drive and the north side of Desert Inn Road within Sunrise Manor. TS/r/syp (For possible action) **07/18/23 PC**  
**Moved by: Ms. Cosgrove**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**
15. **UC-23-0237-SHAHID NASSER ABDEL & MANAL A & AVA MINA WORLD WIDE INVESTMENT LLC:**  
**USE PERMITS** for the following: **1)** allow personal services (beauty salon) in an H-2 Zone; **2)** allow personal services (beauty salon) in an APZ-2 Zone; **3)** allow permanent make-up in an H-2 Zone; and **4)** allow permanent make-up in an APZ-2 Zone in conjunction with an existing shopping center on a 3.4 acre portion of a 6.6 acre site in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/lm/syp (For possible action) **07/18/23 PC**  
**Moved by: Mr. Barbeau**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**
16. **WS-23-0277-TILTCOMM PROPERTIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** modified street landscaping; **3)** reduce gate setback; and **4)** modified driveway geometrics.  
**DESIGN REVIEW** for outside storage on 1.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Lamb Boulevard, 770 feet north of Alexander Road within Sunrise Manor. MK/jud/syp (For possible action) **07/18/23 PC**  
**Moved by: Mr. Thomas**  
**Action: Approved with Alternative Landscaping**  
**Vote: 4-0/unanimous**

**07/19/23 BCC**

17. **ET-23-400073 (DR-21-0175)-ARANDA FAMILY TRUST ETAL & ARANDA-PAEZ, LUIS UBALDO TRS:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. TS/mh/syp (For possible action) **7/19/23 BCC**  
**Moved by: Ms. Cosgrove**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**

18. **ET-23-400076 (WS-0640-15)-CROWN MAYFAIR, LLC:**  
**DESIGN REVIEWS THIRD EXTENSION OF TIME** for the following: **1)** a proposed single family residential development; **2)** alternative development standards in conjunction with a hillside development; and **3)** a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/rp/syp (For possible action) **7/19/23 BCC**  
**Moved by: Mr. Barbeau**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**
19. **WC-23-400077 (ZC-0893-02)-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** store fronts to face the street, except the restaurant; **2)** buildings shall be grouped per plans; and **3)** ten foot high screen wall for loading area on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) **7/19/23 BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 4-0/unanimous**
20. **UC-23-0281-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:**  
**USE PERMIT** for a vehicle wash.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a modified driveway design.  
**DESIGN REVIEWS** for the following: **1)** commercial center; and **2)** finished grade on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) **7/19/23 BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 4-0/unanimous**
- VII.** General Business:None
- VIII.** Public Comment: None
- IX.** Next Meeting Date: The next regular meeting will be July 13, 2023
- X.** Adjournment  
The meeting was adjourned at 8:33 pm