



## Sunrise Manor Town Advisory Board

July 13, 2023

### MINUTES

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

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

The meeting was called to order at 6:33 p.m.

II. Public Comment: None

III. Approval of the June 29, 2023 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for July 13, 2023

Moved by: Ms. Cosgrove

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: June 17, 2023 at 7pm there will be a Town Hall meeting re: rewriting Title 30.

## VI. Planning & Zoning

08/01/23 PC

1. PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:

**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)

Moved by: Mr. Thomas

Action: Adopted

Vote: 3-0/unanimous

2. **ZC-23-0309-WINTERWOOD LAND DEVELOPMENT CORP:**  
**ZONE CHANGE** to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**USE PERMIT** for supportive housing.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce parking; and **3)** allow a modified driveway design.  
**DESIGN REVIEWS** for the following: **1)** supportive housing development; and **2)** allow alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)  
**Moved by: Mr. Thomas**  
**Action: Approved per staff conditions & increased lighting, external security & staff on site 24/7.**  
**Vote: 3-0/unanimous**
  
3. **UC-23-0317-REGENCY DEVELOPMENTS, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use in conjunction with an existing shopping center on a portion of 3.6 acres in a 2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 500 feet south of Stewart Avenue within Sunrise Manor. TS/bb/syp (For possible action)  
**Moved by: Mr. Williams**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/unanimous**
  
4. **UC-23-0322-LARSON GLEN LIVING TRUST & LARSON GLEN LAMAR TRS:**  
**USE PERMITS** for the following: **1)** retail sales; **2)** vehicle (auto) maintenance; and **3)** vehicle (auto) repair in conjunction with an existing office/warehouse complex on a 0.3 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/hw/syp (For possible action)  
**Moved by: Ms. Cosgrove**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/unanimous**
  
5. **VS-23-0318-DPIF 3 NV 14 HOLLYWOOD BLVD, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Hollywood Boulevard located between Azure Avenue and Tropical Parkway and a portion of right-of-way being Tropical Parkway located between Hollywood Boulevard and Checkered Flag Way west of the Speedway within Sunrise Manor (description on file). MK/jgh/syp (For possible action)  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/unanimous**

08/02/23 BCC

6. **UC-23-0306-MONTGOMERY, JOHN H. & ML FAM TR & MONTGOMERY, JOHN H. TRS:**  
**USE PERMIT** to allow accessory structures to not be architecturally compatible with the principal residence.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation; and **2)** reduce setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/nai/syp (For possible action)  
**Moved by: Ms. Cosgrove**  
**Action: Approved per staff recommendations & see about waiving fees if possible**  
**Vote: 3-0/unanimous**

7. **WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce setback; **3)** allow alternative yards; and **4)** allow an attached sidewalk and alternative landscaping.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 4.6 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/jud/syp (For possible action)  
**Moved by: Mr. Thomas**  
**Action: Denied**  
**Vote: 3-0/unanimous**

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 27, 2023

X. Adjournment

The meeting was adjourned at 8:39 pm

DRAFT