



Sunrise Manor Town Advisory Board

October 14, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Max Carter- PRESENT Planning- Mark Donohue Planning Commission-Vivian Kalarski
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez William Covington	

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

The meeting was called to order at 6:44 p.m.

II. Public Comment: None

III. Approval of September 16, 2021 Minutes

Moved by: Mr. Carter
Action: Approved
Vote: 4-0/ Unanimous

IV. Approval of Agenda for October 14, 2021

Moved by: Mr. Carter
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez mentioned that the county is in the process of redistricting. Meetings are held at the Government Center October 19, 2021 at 9am. "Trunk-or-Treat" is being held at the Lewis Family park parking lot October 30, 2021 4-6pm.

VI. Planning & Zoning

10/19/21 PC

1. **DR-21-0473-UNION SHEET METAL WORKERS #88:**
DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action)10/19/21 PC
Moved by: Mr. Carter
Action: Mr. Barbeau per Staff Recommendations
Vote: 4-0/Unanimous

2. **WS-21-0457-BUILDING HOPE BETTY LANE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. WM/rk/jo (For possible action) 10/19/21 PC
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous

10/20/21 BCC

3. **ZC-21-0466-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:**
ZONE CHANGE to reclassify 4.7 acres from a C-2 (General Commercial) (AE-75 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/nr/jo (For possible action)10/20/21 BCC
Moved by: Mr. Carter
Action: Does Not Carry
Vote: 2-2

11/02/21 PC

4. **NZC-21-0484-AUTOZONE INC & JRJC, LLC:**
ZONE CHANGE to reclassify 2.3 acres from a C-1 (Local Business) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMIT for retail sales and service.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** warehouse addition to an existing retail store; and **2)** finished grade. Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file). MK/jt/jo (For possible action) 11/02/21 PC
Moved by: Ms. Malone
Action: Denied Zone Change, Approved Use Permit, Design Review& Waiver Of Development Standards
Vote: 3-1

5. **TM-21-500081-WARDLEY PROPERTIES LLC:**
HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action) 11/02/21 PC
Moved by: Mr. Carter
Action: Held
Vote: 4-0/Unanimous

6. **VS-21-0508-SGG OAKS ROYAL LINKS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action) **11/02/21 PC**
Moved by: Ms. Malone
Action: Approved Applicant Withdrew w/o prejudice the right-of-way on Desert Inn
Vote: 4-0/Unanimous
7. **UC-21-0507-SGG OAKS ROYAL LINKS, LLC:**
USE PERMITS for the following: **1)** High Impact Project; **2)** attached (townhouse) planned unit development (PUD); and **3)** single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** reduce setbacks; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; **6)** allow modified driveway design standards; and **7)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone.
Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)**11/02/21 PC**
Moved by: Ms. Malone
Action: Approved
Vote: 4-0/Unanimous
8. **TM-21-500147-SGG OAKS ROYAL LINKS, LLC:**
TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action) **11/02/21 PC**
Moved by: Ms. Malone
Action: Approved
Vote: 4-0/Unanimous
9. **WS-21-0506-NEVADA SPEEDWAY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a temporary building (membrane structure).
DESIGN REVIEW for a temporary building (membrane structure) in conjunction with a robotic vehicle testing facility at an existing racetrack facility on a portion of 390.3 acres in a C-2 (General Commercial) (AE-65) (AE-70) (AE-75) Zone. Generally located on the northeast side of Speedway Boulevard and the south side of I-15. MK/nr/jo (For possible action) **11/02/21 PC**
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous
- 11/03/21 BCC**
10. **ET-21-400149 (WS-0415-10)-DIS & DAT, INC:**
WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: **1)** off-site improvements (excluding paving); and **2)** landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action)
11/03/21 BCC
Moved by: Ms. Malone
Action: Approved with a 2 year extension
Vote: 4-0/Unanimous

11. **ZC-21-0500-CIVIL WERX, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
USE PERMIT to allow an outside area used for equipment storage to be unpaved.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** parking; **4)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and **5)** allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** outside storage yard; and **2)** storage containers. Generally located on the south side of Judson Avenue, 660 feet east of Marion Drive within Sunrise Manor (description on file). MK/rk/jo (For possible action) **11/03/21 BCC**
Moved by: Mr. Carter
Action: Denied
Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: Mr. Barbeau mentioned that there is still a concern about the drag racing on Hollywood Blvd. & Sahara

IX. Next Meeting Date: The next regular meeting will be October 28, 2021

X. Adjournment
The meeting was adjourned at 9:05pm