



## Sunrise Manor Town Advisory Board

October 28, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Max Carter- PRESENT Planning- Steve Demerritt
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 6:30 p.m.

II. Public Comment: None

III. Approval of October 14, 2021 Minutes

**Moved by: Ms. Castro**  
**Action: Approved**  
**Vote: 4-0/ Unanimous**

IV. Approval of Agenda for October 28, 2021

**Moved by: Mr. Carter**  
**Action: Approved with Item #1 being held**  
**Vote: 4-0/Unanimous**

V. Informational Items: Ms. Martinez mentioned “Trunk-or-Treat” is being held at the Lewis Family park parking lot October 30, 2021 4-6pm and Coco the movie will be shown at 6pm.

VI. Planning & Zoning

11/02/21 PC

1. **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**

**Action: Held Per Applicants Request**

2. **UC-21-0554-CALNEV PIPELINE CO:**  
**USE PERMIT** for hazardous materials storage (butane tank) in conjunction within an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action) **11/02/21PC**

**Moved by: Mr. Carter**

**Action: Approved Per Staff Recommendations**

**Vote: 4-0/Unanimous**

11/03/21 BCC

3. **ZC-21-0532-2617 LAMB, LLC:**  
**ZONE CHANGE** to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway standards.

**DESIGN REVIEWS** for the following: **1)** office/warehouse building, and **2)** finished grade. Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. WM/sd/jd (For possible action) **11/03/21 BCC**

**Moved by: Mr. Carter**

**Action: Approved Per Staff Recommendations**

**Vote: 4-0/Unanimous**

11/16/21 PC

4. **DR-21-0533-SCHOOL BOARD OF TRUSTEES:**  
**DESIGN REVIEW** for an animated wall sign in conjunction with a school on 8.5 acres in a P-F (Public Facility) Zone. Generally located on the northwest side of Orchard Valley Drive and the northeast side of Tree Line Drive within Sunrise Manor. TS/jt/jo (For possible action) **11/16/21PC**

**Moved by: Ms. Castro**

**Action: Approved Per Staff Recommendations**

**Vote: 4-0/Unanimous**

5. **NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:**  
**ZONE CHANGE** to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**DESIGN REVIEWS** for the following: **1)** single family residential; and **2)** finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action) **11/16/21PC**

**Action: Held Per Commissioners Request**

6. **TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:**  
**TENTATIVE MAP** consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action) **11/16/21PC**

**Action: Held Per Commissioners Request**

7. **UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:**  
**USE PERMIT** to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/nr/jo (For possible action) **11/16/21PC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 4-0/Unanimous**
8. **UC-21-0568-RNI-NV, LP:**  
**USE PERMIT** to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (For possible action) **11/16/21PC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 4-0/Unanimous**
9. **UC-21-0576-DAVIS, JEFFREY W.:**  
**USE PERMITS** for the following: **1)** incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and **2)** recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/xx (For possible action) **11/16/21PC**  
**Moved by: Mr. Carter**  
**Action: Approved Per Staff Recommendations**  
**Vote: 4-0/Unanimous**

11/17/21 BCC

10. **ET-21-400159 (WS-18-0493)-PLEASANT VIEW PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase wall height.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 8.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/bb/jo (For possible action) **11/17/21 BCC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-1**
11. **ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action) **11/17/21 BCC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-1**
12. **WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** for throat depth.  
**DESIGN REVIEWS** for the following: **1)** finished grade; **2)** distribution center; and **3)** alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action) **11/17/21 BCC**  
**Moved by: Mr. Carter**  
**Action: Approved Design Review & Waivers 1A & 1C/ Denied Waiver 1B**  
**Vote: 4-0/Unanimous**

13. **ZC-21-0534-DIAMOND ALTO, LLC:**  
**ZONE CHANGE** to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.  
**USE PERMITS** for the following: **1)** vehicle paint/body shop; **2)** reduce separation from a vehicle repair facility to a residential use; and **3)** reduce the separation from a vehicle maintenance facility to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow vehicle paint/body shop not accessory to vehicle sales; **2)** reduce separation from a vehicle paint/body shop to a residential use; **3)** reduce setbacks; **4)** reduce parking lot landscaping; and **5)** alternative driveway geometrics.  
**DESIGN REVIEW** for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action) **11/17/21 BCC**  
**Moved by: Ms. Malone**  
**Action: Denied**  
**Vote: 4-0/Unanimous**

- VII.** General Business: Discuss the 2022 TAB Calendar (for possible action)  
**Moved by: Mr. Carter**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

- VIII.** Public Comment: Mr. Barbeau mentioned an article that was in the Review Journal on October 24, 2021 re: the Coroner Mr. Fudenberg. Ms. Martinez mentioned that Federal applications for Parks & recreational projects are being accepted and the phase #2 for Hollywood will be Starting.

- IX.** Next Meeting Date: The next regular meeting will be December 2, 2021

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