



## Sunrise Manor Town Advisory Board

November 2, 2023

### MINUTES

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Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Tyler De Lorenzo-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 6:30 p.m.

II. Public Comment: None

III. Approval of the September 14, 2023 Minutes

**Moved by: Ms. Cosgrove**

**Action: Approved**

**Vote: 4-0/Unanimous**

IV. Approval of Agenda for November 2, 2023

**Moved by: Mr. Barbeau**

**Action: Approved**

**Vote: 4-0/Unanimous**

V. Informational Items: Kody Stover informed the board & neighbors that RTC has a survey online Requesting information about problem traffic areas.

## VI. Planning & Zoning

11/07/23 PC

1. **AR-23-400132 (UC-23-0137) -KG REAL ESTATE, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; **2)** waive the separation from a vehicle repair facility to a residential use; **3)** waive the separation from a tire sales and installation facility to a residential use; and **4)** permit overhead doors to face a public street.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive landscaping; **2)** reduced parking and loading areas; **3)** waive design and layout of parking; **4)** waive trash enclosure; and **5)** waive setback from the street.

**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

**DESIGN REVIEW** for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/dd/syp (For possible action)11/07/23 PC

**Moved by: Ms. Cosgrove**

**Action: Approved per staff recommendations**

**Vote: 4-0/unanimous**

2. **UC-23-0456-BELLO STEPHEN MICHAEL:**

**HOLDOVER USE PERMITS** for the following: **1)** allow recreational vehicle repair (conversions) as a principal use; and **2)** reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)11/07/23 PC

**Moved by: Mr. Barbeau**

**Action: Denied per staff recommendations**

**Vote: 4-0/unanimous**

3. **UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:**

**AMENDED USE PERMIT** to allow an accessory structure not architecturally compatible with the principal residence. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce access gate setback (previously not notified); and **3)** reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)11/07/23 PC

**Moved by: Mr. Thomas**

**Action: Denied per staff recommendations**

**Vote: 4-0/unanimous**

4. **UC-23-0627-JUAREZ ERIK SALGADO:**

**USE PERMITS** for the following: **1)** allow an accessory structure (shade structure with restrooms) larger than one half the footprint of the existing principal dwelling; and **2)** allow a detached accessory structure not architecturally compatible with the principal structure on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Beesley Drive and the south side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)11/07/23 PC

**Moved by: Ms. Cosgrove**

**Action: Approved per staff recommendations**

**Vote: 4-0/unanimous**

5. **UC-23-0641-LTG LLC:**

**USE PERMITS** for the following: **1)** tire sales and installation facility in an APZ-1 Overlay District; **2)** vehicle maintenance (smog check) facility in an APZ-1 Overlay District; **3)** reduce the setback for a tire sales and installation facility to a residential use; **4)** reduce the separation for a vehicle maintenance (smog check) facility to a residential use; **5)** allow overhead and service bay doors to face a public right-of-way; **6)** allow outside storage to be visible from the public right-of-way and a less intensive use; **7)** allow outside storage in front of the building; **8)** allow accessory structures (storage containers) not architecturally compatible with the principal building; and **9)** allow alternative design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** reduce parking lot landscaping; **3)** landscaping adjacent to a less intensive use; **4)** reduce setbacks; **5)** mechanical equipment screening; **6)** reduce drive aisle width; **7)** allow modified driveway design standards; **8)** allow modified street standards; and **9)** off-site improvements (curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEWS** for the following: **1)** tire sales and installation facility; **2)** vehicle maintenance (smog check) facility; **3)** accessory structures (storage containers); and **4)** accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone. Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)11/07/23 PC

**Moved by: Mr. Thomas**

**Action: Denied per staff recommendations**

**Vote: 4-0/unanimous**

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KEVIN SCHILLER, County Manager

11/21/23 PC

6. **PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres. Generally located 30 feet north of Las Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action) **11/21/23 PC**  
**Moved by: Mr. Barbeau**  
**Action: Adopted per staff recommendations**  
**Vote: 4-0/unanimous**
  
7. **PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 4.8 acres. Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action) **11/21/23PC**  
**Moved by: Mr. Barbeau**  
**Action: Denied**  
**Vote: 2-2/Does Not Carry**
  
8. **ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**  
**ZONE CHANGE** to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVER(S) OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** allow reduced street landscaping and attached sidewalk.  
**DESIGN REVIEWS** for the following: **1)** single-family residential development; and **2)** finished grade. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action) **11/21/23PC**  
**Moved by: Mr. Thomas**  
**Action: Denied**  
**Vote: 2-2/Does Not Carry**
  
9. **TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**  
**TENTATIVE MAP** consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/rr/syp (For possible action) **11/21/23PC**  
**Moved by: Mr. Thomas**  
**Action: Denied**  
**Vote: 2-2/Does Not Carry**
  
10. **PA-23-700035-MAXIM ROSE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action) **11/21/23PC**  
**Moved by: Ms. Cosgrove**  
**Action: Denied per staff recommendations**  
**Vote: 4-0/unanimous**
  
11. **ZC-23-0680-MAXIM ROSE LLC:**  
**ZONE CHANGE** to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**USE PERMITS** for the following: **1)** an attached (townhouse) planned unit development (PUD); and **2)** reduce the building setback from project perimeters.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the area of a PUD; **2)** reduce setback; and **3)** allow modified driveway design standards.  
**DESIGN REVIEW** for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action) **11/21/23PC**  
**Moved by: Ms. Cosgrove**  
**Action: Denied per staff recommendations**  
**Vote: 4-0/unanimous**

12. **TM-23-500139-MAXIM ROSE LLC:**  
**TENTATIVE MAP** consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action) **11/21/23PC**  
**Moved by: Ms. Cosgrove**  
**Action: Denied per staff recommendations**  
**Vote: 4-0/unanimous**

11/21/23 BCC

13. **UC-23-0660-TOPACHIKYAN VERONICA:**  
**USE PERMIT** for proposed vehicle sales in conjunction with an existing vehicle dismantling yard on 2.0 acres in an M-2 (Industrial) Zone. Generally located on the north side of Smiley Road, 210 feet east of Novak Street within Sunrise Manor. MK/lm/syp (For possible action)**11/21/23 BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**

14. **UC-23-0675-KCP CONCRETE PUMPS:**  
**USE PERMIT** to allow commercial vehicle sales and repair (semi-trucks) in an APZ-2 Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with a proposed commercial vehicle sales and repair and construction equipment sales and service facility on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/lm/syp (For possible action)**11/21/23 BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**

**VII.** General Business: The board appointed Ms. Cosgrove as the representative & Ms. Jordan as the Alternate for CDAC 2023/2024 term.

**VIII.** Public Comment: Mr. Barbeau handed out an article “How one state almost solved homelessness” to share because Nevada has a big problem with homeless.

**IX.** Next Meeting Date: The next regular meeting will be November 16, 2023

**X.** Adjournment  
The meeting was adjourned at 8:19 pm