

BP/RD 9/2/2022 (9/20/2022)



Sunrise Manor Town Advisory Board

August 11, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – EXCUSED Max Carter- EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Harry Williams- PRESENT Planning-Jasmin Harris
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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 June 30, 2022 Minutes

Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0

IV. Approval of Agenda for August 11, 2022

Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS

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

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

Yolanda King, County Manager

8/16/22 PC

1. **UC-22-0365-1995 NELLIS LLC:**
USE PERMIT for a pawn shop within an existing retail complex on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/jad/jo (For possible action) **08/16/22 PC**
Moved by: Mr. Thomas
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

2. **UC-22-0373-BCPF NORTHPOINT VEGAS, LLC:**
USE PERMITS for the following: **1)** commercial vehicle repair; **2)** vehicle repair in the APZ-2 Overlay District; and **3)** manufacturing in conjunction with an existing warehouse/office building on a portion of 19.6 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, approximately 300 feet south of Cheyenne Avenue within Sunrise Manor. WM/jad/tk (For possible action) **08/16/22 PC**
Moved by: Mr. Barbeau
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

09/06/22 PC

3. **ET-22-400079 (UC-20-0123)-MERSHO GRJT, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation for a proposed convenience store to a residential use; and **4)** reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce street landscaping along attached sidewalks; **3)** reduce building height setbacks; **4)** reduce approach distance; and **5)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/hw/tk (For possible action) **09/06/22 PC**
Moved by: Mr. Thomas
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

4. **UC-22-0386-OJEDA ALFONSO IBARRA:**
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action) **09/06/22 PC**
Moved by: Mr. Williams
Action: Hold
Vote: 3-0/Unanimous

5. **UC-22-0399-NEW STRATEGIES LLC:**
USE PERMIT for a hookah lounge in conjunction with an existing restaurant and tavern on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 200 feet north of Oakey Boulevard within Sunrise Manor. TS/al/syp (For possible action) **09/06/22 PC**
Moved by: Mr. Thomas
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

6. **VS-22-0389-VISIONARY 2 LLC ET AL & CASTELLO LLC:**
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). WM/lm/syp (For possible action) **09/06/22 PC**
Moved by: Mr. Williams
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

7. **WS-22-0409-A & J RENTALS LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-decorative 7 foot high fence in the front yard; and **2)** increase fence height within the side and rear yard in conjunction with a single family residence on 1.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/bb/syp (For possible action) **09/06/22 PC**

Moved by: Mr. Williams

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

09/07/22 BCC

8. **WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** reduce landscaping.
DESIGN REVIEWS for the following: **1)** a proposed distribution center; and **2)** finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/jo (For possible action)**09/07/22 BC**

Moved by: Mr. Thomas

Action: Approved w/ Proposed Design Changes On Carey Ave.

Vote: 3-0/Unanimous

- I. **VII.** General Business: We received a presentation by Berta Gutierrez & Rachel Bergmen on the campaign for improved management and protection of the Rainbow Gardens Area of Critical Environmental Concern and the Great Unconformity trail in East Las Vegas as a new National Monument.

- VIII.** Public Comment: A neighbor asked about what/when something was going to be done about the Rock piles on the island on Sahara and Nellis Blvd.

- IX.** Next Meeting Date: The next regular meeting will be September 1, 2022

- X.** Adjournment
The meeting was adjourned at 8:10pm