

RP/RD 9/18/2023 (10/3/2023)



Sunrise Manor Town Advisory Board

August 31, 2023

MINUTES

| | | |
|-----------------|--|--|
| Board Members: | Earl Barbeau – Member PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member PRESENT | Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Judith Rodriguez-Planner |
| 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 6:34 p.m.

II. Public Comment: None

III. Approval of the August 10, 2023 Minutes

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

IV. Approval of Agenda for August 31, 2023

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

V. Informational Items: None

VI.

Planning & Zoning

09/05/23 PC

1. **WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) alternative paving; and 3) eliminate parking lot striping.
DESIGN REVIEW for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone and an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)09/05/23 PC

RECEIVED

SEP 18 2023

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK WILLIAM MCCURDY II ROSS MILLER MICHAEL NAFT TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

Moved by: Mr. Thomas

Action: Approved w/ removal of Waivers 1 & 3 & Staff Conditions

Vote: 3-1

09/19/23 PC

2. **DR-23-0473-SCHOOL BOARD OF TRUSTEES:**

DESIGN REVIEW for an animated wall sign in conjunction with an existing elementary school on 8.4 acres in a P-F (Public Facility) Zone. Generally located on the west side of Christy Lane and the north side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action) 09/19/23 PC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

3. **PA-23-700021-JSL ARIZONA, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 5.2 acres. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor. MK/gc (For possible action) 09/19/23 PC

Moved by: Mr. Thomas

Action: Adopted

Vote: 4-0/unanimous

4. **ZC-23-0450-JSL ARIZONA, LLC:**

ZONE CHANGE to reclassify 5.2 acres from a C-2 (General Commercial) (AE-65) Zone to an M-D (AE-65) Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor (description on file). MK/al/ja (For possible action) 09/19/23 PC

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/unanimous

5. **PA-23-700022-RMR GOWAN, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres. Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action) 09/19/23 PC

Moved by: Mr. Thomas

Action: Denied

Vote: 4-0/unanimous

6. **ZC-23-0477-RMR GOWAN, LLC:**

ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-I (Light Manufacturing) (AE-70 & AE-75) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) eliminate landscaping; and 3) eliminate trash enclosure.

DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action) 09/19/23 PC

Moved by: Mr. Thomas

Action: Denied

Vote: 4-0/unanimous

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

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) 09/19/23 PC

Moved by: Mr. William

Action: Held to next TAB meeting

Vote: 4-0/unanimous

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KEVIN SCHILLER, County Manager

8. **WS-23-0458-BURDETT-RUIZ JULIA JEANNE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action) **09/19/23 PC**
HOLD TO NEXT TAB MEETING

09/20/23 BCC

9. **WC-23-400113 (ZC-1946-98)-CORNERSTONE LAND, LLC:**
WAIVER OF CONDITIONS for a zone change for a warehouse requiring B-2 landscaping along the street frontage and A-1 landscaping along the west property line in conjunction with an existing warehouse on 4.7 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor (description on file). TS/jud/ja (For possible action) **09/19/23 PC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/unanimous

10. **WS-23-0464-CORNERSTONE LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in a M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor. TS/jud/ja (For possible action) **09/19/23 PC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/unanimous

VII. General Business: Review the previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (for possible action)

VIII. Public Comment: Mr. Barbeau brought in a few articles about the Technical school that came before the board and another re: bus stop shade structures. Ms. Martinez shared updates on things being done in Sunrise Manor.

IX. Next Meeting Date: The next regular meeting will be September 10, 2023

X. Adjournment

The meeting was adjourned at 8:26 pm

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