



Sunrise Manor Town Advisory Board

January 1, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Nayarit Aguilera-planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Jorge Garcia	

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 December 14, 2023 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for February 1, 2024

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

02/06/24 PC

I. UC-23-0818-SANTIBANEZ JOSE ISABEL & ESTRADA MARICELA:

USE PERMIT to allow non-decorative accessory structures not architecturally compatible with the principal building. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setbacks; 2) reduce side street setbacks; 3) reduce interior side setbacks; 4) reduce street setbacks; and 5) reduce separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the north side of Judson Avenue and the east side of Gateway Road within Sunrise Manor. TS dd syp (For possible action)02/06/24 PC

Moved by: Ms. Cosgrove

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RECEIVED

FEB 16 2024

COUNTY CLERK

Action: Approved
Vote: 4-0/Unanimous

2. **UC-23-0834-KURSCHNER THOMAS & KATHARINE TR & KURSCHNER THOMAS & KATHERINE TRS:**
USE PERMITS for the following: 1) supper club; and 2) hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a commercial center on 3.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS jm syp (For possible action) **02/06/24 PC**
Moved by: Mr. Williams
Action: Approved per staff conditions
Vote: 4-0/Unanimous
3. **WS-23-0731-MARQUE SURVIVOR'S TRUST & CARMEL JACQUELINE A TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Evening Dew Drive, approximately 330 feet south of Oakleigh Drive within Sunrise Manor. TS mh syp (For possible action) **02/06/24 PC**
Moved by: Ms. Cosgrove
Action: Approved
Vote: 4-0/Unanimous
4. **WS-23-0836-BROWN MARY ERNESTINE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) waive landscape buffer; 4) driveway geometries; and 5) commercial curb returns.
DESIGN REVIEW for vehicle sales on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Gateway Road within Sunrise Manor. TS rt syp (For possible action) **02/06/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff conditions
Vote: 4-0/Unanimous

02/07/24 BCC

5. **VS-23-0848-WHITING VEGAS:**
VACATE AND ABANDON a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file). TS sd syp (For possible action) **02/07/24 BCC**
Moved by: Mr. Thomas
Action: Approved per staff conditions
Vote: 4-0/Unanimous
6. **WS-23-0847-WHITING VEGAS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following: 1) finished grade; and 2) modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS nr jo (For possible action) **02/07/24 BCC**
Moved by: Mr. Thomas
Action: Approved per staff conditions
Vote: 4-0/Unanimous
7. **WC-23-400170 (ZC-0380-05)-EMX HOLDINGS, LLC SERIES D:**
WAIVER OF CONDITIONS of a zone change requiring the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in conjunction with a proposed outside storage yard with a watchman's trailer on 2.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 400 feet east of Puebla Street within Sunrise Manor. MK mh syp (For possible action) **02/07/24 BCC**
Moved by: Mr. Thomas
Action: Denied per staff conditions
Vote: 4-0/Unanimous
8. **WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway

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geometries; and 3) gated access.

DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS bb syp (For possible action) **02/07/24 BCC**

Moved by: Ms. Cosgrove

Action: Approved per staff conditions

Vote: 4-0/Unanimous

02/20/24 PC

9. **PA-23-700055-GTL PROPERTIES, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Enterprise. TS rk (For possible action) **02/20/24 PC**

Moved by: Mr. Barbeau

Action: Denied per staff conditions

Vote: 4-0/Unanimous

10. **ZC-23-0931-GTL PROPERTIES LLC:**

ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw ng (For possible action) **02/20/24 PC**

Moved by: Mr. Thomas

Action: Approval of Waivers #1A & Design Review #1& #2. **DENIAL** of Zone Change, Wavers #1B & Design Review #3.

Vote: 4-0/Unanimous

11. **UC-23-0898-MER-CAR CORP:**

USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) increase building height; 3) allow non-standard improvements within the right of way; and 4) allow modified street standards.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping 2) convenience store; 3) gasoline store; 4) vehicle wash; and 5) vehicle maintenance in conjunction with a commercial development on 3.8 acres in an H-2 (General Highway Frontage) and an H-1 (Limited Resort and Apartment District) Zone. Generally located on the northeast corner of Lamb Boulevard and Boulder Highway within Sunrise Manor. TS jud syp (For possible action) **02/20/24 PC**

Moved by: Mr. Thomas

Action: Approval of Use Permits & Waivers #2-4 & Design Review #1. **DENIAL** of Waiver #1 & Design Review #2-5. Per staff conditions

Vote: 4-0/Unanimous

12. **UC-23-0936-JSAKN LLC:**

USE PERMIT for alternative design standards on 0.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located 500 feet west of Lamb Boulevard and 700 feet north of Alto Avenue within Sunrise Manor. WM tpd ng (For possible action) **02/20/24 PC**

Moved by: Mr. Thomas

Action: Approved with if approved staff conditions

Vote: 4-0/Unanimous

13. **WS-23-0626-NARANJO CARMEN A & MARIA V:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an existing accessory building (storage shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS mh syp (For possible action) **02/20/24 PC**

HOLD PER APPLICANTS REQUEST

02/21/24 BCC

14. **VS-23-0940-HADDAD IYAD:**

VACATE AND ABANDON a portion of right-of-way being Pariva Street between Cartier Avenue and Carey Avenue;

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a portion of right-of-way being Cartier Avenue between Lamb Boulevard and Abels Lane; a portion of right-of-way being Lamb Boulevard between Cartier Avenue and Carey Avenue; and a portion of right-of-way being Abels Lane between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK rp syp (For possible action)

Moved by: Mr. Thomas

Action: Approved per staff conditions

Vote: 4-0/Unanimous

15. **WS-23-0939-HADDAD IYAD:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street; **2)** allow modified driveway design; **3)** turnaround for a non-through street; and **4)** reduce driveway departure distance from the intersection.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 15.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK lm syp (For possible action) **02/21/24 BCC**

Moved by: Mr. Thomas

Action: Approved with if approved staff conditions

Vote: 4-0/Unanimous

16. **ZC-23-0791-CYCLONE D G, LLC:**

ZONE CHANGE to reclassify 0.2 acres from R-E (Rural Residential Estate) Zone to C-2 (Commercial General) Zone for a restaurant expansion.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; **2)** allow modified street standards; and **3)** allow modified driveway design standards.

DESIGN REVIEW for an expansion in conjunction with an existing restaurant on 0.7 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road within Sunrise Manor (description on file). WM bb syp (For possible action) **02/21/24 BCC**

Moved by: Mr. Thomas

Action: Approved with if approved staff conditions

Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be February 15, 2024

X. Adjournment

The meeting was adjourned at 8:45 pm

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