



Sunrise Manor Town Advisory Board

August 12, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – EXCUSED	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Greg Cervan Planning Commissioner: Vivian Kalarski
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 July 29, 2021 Minutes

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

IV. Approval of Agenda for August 12, 2021

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

V. Informational Items: None

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair-JAMES GIBSON, Vice-Chair
JUSTIN JONES-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT TICK SEGERBLOM
Yolanda King, County Manager

VI. Planning & Zoning

08/18/21 BCC

1. **DR-21-0349-KATSAM, LLC:**
DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action) **08/18/21 BCC**
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

2. **WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** install landscaping per plan by June 1, 2020; **2)** reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and **3)** Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility. Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action) **08/18/21 BCC**
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

3. **WS-21-0380-LNY INVESTMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate the required loading space.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; and **3)** finished grade on a portion of 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jo (For possible action) **08/18/21 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations & condition: No deliveries on east side of bldg. facing Mobile Home Park
Vote: 4-0/Unanimous

09/07/21 PC

4. **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) **09/07/21 PC**
Moved by: Mr. Thomas
Action: Held No applicant present
Vote: 4-0/Unanimous

5. **UC-21-0339-AMIGO REALTY CORP:**
USE PERMITS for the following: **1)** a tire sales and installation facility; **2)** reduce the setback to a residential use; and **3)** allow overhead doors to be directed towards a residential use and a public right-of-way.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the setbacks for a trash enclosure; **2)** increased wall height; and **3)** landscaping to a less intense use.
DESIGN REVIEWS for the following: **1)** remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and **2)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/all/jo (For possible action) **09/07/21 PC**
Moved by: Ms. Malone
Action: Approved per revised plan & the removal of Waiver #1
Vote: 4-0/Unanimous

6. **WS-21-0331-MEDINA, SARA E.**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a room addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Simoble Street, 90 feet north Requa Avenue within Sunrise Manor. WM/sd/jo (For possible action) **09/07/21 PC**
Moved by: Mr. Carter
Action: Denied
Vote: 4-0/Unanimous

VII. General Business:

1. Mr. Cervan briefly discussed the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion only)

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be September 2, 2021

X. Adjournment

The meeting was adjourned at 7:47pm