



Sunrise Manor Town Advisory Board

March 30, 2023

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member- PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-EXCUSED Jillee Opiniano-Roland-Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Ms. 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 March 16, 2023 Minutes

Moved by: Mr. Thomas

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for March 30, 2023

Moved by: Mr. Barbeau

Action: Approved w/ item 4 & 5 being held until April 13, 2023 meeting

Vote: 3-0/Unanimous

V. Informational Items:

Ms. Martinez announced that on April 1st 10am-12pm at the Hollywood Recreation Center a “Bunny Bash” will be held, she also mentioned that on Hollywood Blvd the zap project will be painting the utility Boxes. In May on a Saturday the Hollywood Park will have a Grand Opening for phase 1 and that the funds have been awarded for phase 2.

VI.

Planning & Zoning

RECEIVED

APR 28 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

03/22/23 BCC

04/18/23 PC

1. **NZC-23-0081-STEPHENS, JUSTIN:**
ZONE CHANGE to reclassify 0.9 acres from an R-T (Manufactured Home Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce wall/fence height; **3)** reduce parking; **4)** eliminate trash enclosure; **5)** reduce gate setback; **6)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **7)** reduce throat depth; and **8)** reduce driveway width.
DESIGN REVIEW for an outside storage yard. Generally located on the south side of Judson Avenue, 400 feet east of Marion Drive within Sunrise Manor (description on file). TS/gc/syp (For possible action) **04/18/23 PC**

Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/unanimous

2. **UC-23-0060-QUINONES, GERARDO L.:**
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone. Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action) **04/18/23 PC**

HELD UNTIL APRIL 13, 2023 MEETING

3. **VS-23-0070-MARSHALL, ANDRE C. & SUSAN:**
VACATE AND ABANDON a portion of a right-of-way being Stewart Avenue located between Vista Valley Street and Radwick Drive within Sunrise Manor (description on file). TS/jgh/syp (For possible action) **04/18/23 PC**

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/unanimous

04/19/23 BCC

4. **ZC-23-0072-PROLOGIS, LP:**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70) (AE-75) (APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70) (AE-75) (APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** throat depth; **2)** parking lot landscaping; **3)** cross access; and **4)** allow an attached sidewalk and alternative street landscaping.
DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

5. **VS-23-0073-PROLOGIS, LP:**
VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

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6. **ZC-23-0087-LOPEZ INGRIS N & RODRIGUEZ MIGUEL FLORES:**
ZONE CHANGE to reclassify a 0.4 acre portion of a 2.0 acre retail center from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) tire sales and installation; 2) reduce separation; 3) allow overhead roll-up doors to face a public street; and 4) Project of Regional Significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow tire sales and installation to be conducted outside; 2) landscaping along an arterial street (Bonanza Road); 3) landscaping adjacent to a less intensive use; 4) parking lot landscaping; and 5) reduce setback for a trash enclosure.
DESIGN REVIEW for a proposed tire sales and installation business. Generally located on the north side of Bonanza Road, 160 feet east of Nellis Boulevard within Sunrise Manor (description on file). TS/lm/ja (For possible action) **04/19/23 BCC**

Moved by: Mr. Thomas

Action: Denied

Vote: 3-0/unanimous

7. **ZC-23-0088-FRUTH EAST PROPERTIES, LLC:**
ZONE CHANGE to reclassify 0.9 acres from an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) allow access to a local street; 3) eliminate street landscaping; and 4) allow modified street standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) office building; and 3) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor (description on file). TS/md/ja (For possible action) **04/19/23 BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/unanimous

8. **VS-23-0089-FRUTH EAST PROPERTIES, LLC:**
VACATE AND ABANDON portions of rights-of-way being Patterson Avenue located between Nellis Boulevard and Frank Street; and a portion of right-of-way being Baltimore Avenue located between Nellis Boulevard and Frank Street within Sunrise Manor (description on file). TS/md/syp (For possible action) **04/19/23 BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/unanimous

9. **TM-23-500015-FRUTH EAST PROPERTIES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor. TS/md/ja (For possible action) **04/19/23 BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/unanimous

VII. General Business:None

- VIII. Public Comment:** Three neighbors complained about how the applicant(#2) in their community is not abiding by the rules and a neighbor also complained about the Sloan Channel leakage as did Mr. Barbeau including that the water is damaging the concrete. Another neighbor informed everyone that an item previously presented to the board w/ storage containers has to redesign their plan.

IX. Next Meeting Date: The next regular meeting will be April 13, 2023

X. Adjournment

The meeting was adjourned at 7:35 pm

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