



## Sunrise Manor Town Advisory Board

May 27, 2021

### MINUTES

---

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- EXCUSED Planning- Al Laird
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Anthony Manor	

---

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 May 13, 2021 Minutes

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

IV. Approval of Agenda for May 27, 2021

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

V. Informational Items: Mr. Manor announced that there is a Financial workshop being held at the Government Center Tuesday June 1, 2021 at 6pm. Ms. Castro mentioned that there was a death on Fog & Bonanza Rd. & that it's unnecessary and we should all try & be more careful.

RECEIVED

JUN 11 2021

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

06/01/21 PC

1. **UC-21-0116-NP BOULDER, LLC:**

**USE PERMIT** to allow a food cart (taco cart) not located within an enclosed building.

**DESIGN REVIEW** for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)06/01/21PC

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 4-0/Unanimous**

06/15/21 PC

2. **ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** parking lot landscaping; **2)** alternative street landscaping; **3)** mechanical equipment screening; **4)** architectural masking; and **5)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** outside storage yard; **2)** accessory office building; and **3)** existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)06/15/21PC

**Moved by: Ms. Castro**

**Action: Approved with a 1 ½ years Extension**

**Vote: 4-0/Unanimous**

3. **UC-21-0182-GOMEZ KEVIN:**

**USE PERMITS** for the following: **1)** allow an accessory structure prior to a primary use; **2)** allow an accessory structure not architecturally compatible with a future principal building; and **3)** waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the southeast corner of Judson Avenue and Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)06/15/21PC

**Moved by: Mr. Thomas**

**Action: Denied per staff recommendations**

**Vote: 4-0/Unanimous**

4. **UC-21-0213-KG REAL ESTATE, LLC:**

**USE PERMIT** to allow a food truck not located within an enclosed building.

**DESIGN REVIEW** for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road 06/5/21 PC within Sunrise Manor. WM/sd/jo (For possible action)

**Moved by: Ms. Castro**

**Action: Approved per staff recommendations**

**Vote: 3-1**

5. **UC-21-0218-DIAMOND CREEK HOLDINGS LLC, SERIES 17:**

**USE PERMIT** for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/xx 06/15/21 PC

**Moved by: Mr. Thomas**

**Action: Approved per staff recommendations**

**Vote: 4-0/Unanimous**

**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

06/16/21 BCC

6. **ET-21-400063 (UC-18-0557)-PALMER, SELINA:**

**USE PERMIT FIRST EXTENSION OF TIME** to allow vehicle (automobile) sales.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.

**DESIGN REVIEW** for a proposed vehicle (automobile) sales facility on 0.6 acres in a C-1 (Local Business) Zone. Generally located between Charleston Boulevard and Nevada Avenue, 200 feet east of Arden Street within Sunrise Manor. TS/jgh/jo (For possible action)06/16/21BCC

**Moved by: Ms. Castro**

**Action: Approved per staff recommendations**

**Vote: 4-0/Unanimous**

7. **ET-21-400069 (ZC-19-0099)-CRP III CHEYENNE LV, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a distribution center; and **2)** reduce the setback from loading docks to a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.

**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** alternative parking lot landscaping on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southeast corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/bb/jo (For possible action)06/16/21BCC

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 4-0/Unanimous**

**VII.** General Business: Mr. Barbeau commented that when applications come in front of the board in an APZ zone with Occupancy restrictions it's to avoid loss of life because airplane crashes do happen even though they aren't very often.

**VIII.** Public Comment: None

**IX.** Next Meeting Date: The next regular meeting will be June 10, 2021

**X.** Adjournment  
The meeting was adjourned at 7:35p.m.