

BP/RD 9/17/21 (10/5/21)



## Sunrise Manor Town Advisory Board

September 2, 2021

### MINUTES

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

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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 August 12, 2021 Minutes

Moved by: Mr. Carter

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for September 2, 2021

Moved by: Mr. Carter

Action: Approved with Items 1,6 & 7 Being Held

Vote: 4-0/Unanimous

V. Informational Items: None

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SEP 17 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

09/07/21 PC

1. **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**

**Held Per Applicants Request**

09/21/21 PC

2. **NZC-21-0383-AGCOM I, LLC:**  
**ZONE CHANGE** to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** reduced landscaping; **3)** setbacks; **4)** reduced departure distance; **5)** alternative driveway geometrics; and **6)** driveway standards.  
**DESIGN REVIEW** for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action) **09/21/21PC**

**Moved by: Mr. Carter**

**Action: Denied per Staff Recommendations**

**Vote: 4-0/Unanimous**

3. **UC-21-0345-TONG, YUEH L. & CHANG, HSIN LIANG:**  
**USE PERMIT** to allow an accessory structure (carport) to not be architecturally compatible with the principal residence.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased height; and **2)** reduced setback of an existing accessory structure in conjunction with an existing residence on 0.1 acres in an R-T (Manufactured Home Residential) zone. Generally located on the south side of Bryce Canyon Avenue, 470 feet west of Mt. Hood Street  
**Unanimous** within Sunrise Manor. MK/jor/jo (For possible action) **09/21/21PC**

**Moved by: Mr. Thomas**

**Action: Denied**

**Vote: 4-0/Unanimous**

09/22/21 BCC

4. **DR-21-0400-LOPEZ-GAMBOA, MIGUEL A. & JUAN J.:**  
**DESIGN REVIEWS** for the following: **1)** retail/office and industrial buildings; **2)** finished grade; and **3)** lighting plan on 0.9 acres in an M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jo (For possible action) **09/22/21BCC**

**Moved by: Mr. Thomas**

**Action: Approved per Staff Recommendations**

**Vote: 4-0/Unanimous**

5. **ET-21-400128 (NZC-0097-17)-GREYSTONE NEVADA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jgh/jo (For possible action) **09/22/21BCC**

**Moved by: Mr. Thomas**

**Action: Approved Per Staff Recommendations**

**Vote: 4-0/Unanimous**

6. **WC-21-400126 (ZC-0251-08)-PJA, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** construct full off-sites; and **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) **09/22/21BCC**

**Held Per Applicants Request**

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Yolanda King, County Manager

7. **WC-21-400130 (WS-19-0825)-PJA, LLC:**  
**WAIVERS OF CONDITIONS** of waivers of development standards requiring the following: **1)** off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) **09/22/21BCC**  
**Held Per Applicants Request**
- VII.** General Business: The TAB member nominated and approved Alexandria Malone as Representative and Briceida Castro as Alternate for the Community Development Advisory Board (CDAC) for 2021/2022.
- VIII.** Public Comment: Ms. Weaver had a few questions re: Bettye Lane, Mr. Nguyen was asking for help on who to contact re: extensions of time and land use applications. Mr. Thomas mentioned that he was having a meeting with the people at the Northeast Command & Mr. Barbeau mentioned the street racing that goes on in Sunrise Manor & that there is not enough man power to stop the problem.
- IX.** Next Meeting Date: The next regular meeting will be September 16, 2021
- X.** Adjournment  
The meeting was adjourned at 7:20pm