

EP/RD 6/16/25 ( 7/01/25 )



## Sunrise Manor Town Advisory Board

May 29, 2025

### MINUTES

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Board Members:	Sondra Cosgrove - Chair PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan - PRESENT Kevin Williams-PRESENT Roxy Pacz- Planning Vivian Kalarski Planning Commissioner
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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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 the May 15, 2025 Minutes

Moved by: Harry Williams

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for May 29, 2025

Moved by: Harry Williams

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: None

VI.

## Planning & Zoning

06/03/25 PC

1. WS-25-0192-3591 BOULDER HIGHWAY, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.

DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action) 06/03/25 PC

Moved by: Harry Williams

Action: Denied per staff recommendations

Vote: 5-0/Unanimous

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JUN 16 2025

#### BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK ROSS MILLER MICHAEL NAFT  
KEVIN SCHILLER, County Manager

COUNTY CLERK

06/04/25 BCC

2. **ZC-25-0309-4400 NLVB, LLC:**  
**ZONE CHANGE** to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action) 06/04/25 BCC.  
**Moved by: Kevin Williams**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**
3. **DR-25-0287-4400 NLVB, LLC:**  
**DESIGN REVIEW** for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/kh (For possible action) 06/04/25 BCC.  
**Moved by: Kevin Williams**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**

06/17/25 PC

4. **PA-25-700024-MOSAIC NINE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/ge (For possible action) 06/17/25 PC.  
**Moved by: Harry Williams**  
**Action: Approved with the condition that there will be a maximum of 44 lots**  
**Vote: 5-0/Unanimous**
5. **ZC-25-0337-MOSAIC NINE, LLC:**  
**ZONE CHANGE** to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/ge (For possible action) 06/17/25 PC.  
**Moved by: Ms. Jordan**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**
6. **VS-25-0336-MOSAIC NINE, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (For possible action) 06/17/25 PC.  
**Moved by: Ms. Jordan**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**
7. **WS-25-0338-MOSAIC NINE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) reduce and eliminate driveway separation.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action) 06/17/25 PC.  
**Moved by: Ms. Jordan**  
**Action: Approved landscaping placed per title 30 & ask HOA that it be maintained**  
**Vote: 5-0/Unanimous**
8. **TM-25-500084-MOSAIC NINE, LLC:**  
**TENTATIVE MAP** consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action) 06/17/25 PC.  
**Moved by: Ms. Jordan**  
**Action: Approved with condition that there be a maximum of 44 lots**  
**Vote: 5-0/Unanimous**

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KEVIN SCHILLER, County Manager

9. **VS-25-0312-9 OF A KIND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action) 06/17/25 PC  
**Moved by: Ms. Jordan**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/Unanimous**
10. **WS-25-0318-RIVERA RUBEN & SHAWN-MELANI LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced separation for an existing accessory structure (shed) in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Halvern Avenue, 550 feet west of Linn Lane within Sunrise Manor. TS/tpd/cv (For possible action) 06/17/25 PC  
**Moved by: Kevin Williams**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

06/18/25 BCC

11. **UC-25-0254-GONZALEZ, MARCELINO:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** allow a wall within the front setback; **3)** alternative driveway geometries; and **4)** waive full off-site improvements.  
**DESIGN REVIEW** for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action) 06/18/25 BCC  
**Moved by: Mr. Barbeau**  
**Action: Denied per staff recommendations**  
**Vote: 5-0/Unanimous**
12. **UC-25-0322-NEVADA PROPERTY WEST, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate buffering and screening; **2)** modify residential adjacency standards; and **3)** alternative driveway geometries.  
**DESIGN REVIEW** for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rq/cv (For possible action) 06/18/25 BCC  
**Moved by: Kevin Williams**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
13. **UC-25-0344-VJ NETWORK, LLC:**  
**USE PERMIT** for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action) 06/18/25 BCC  
**Moved by: Ms. Jordan**  
**Action: Denied (to close to school & several neighbors against present)**  
**Vote: 5-0/Unanimous**

VII. General Business: None

VIII. Public Comment: Phyllis Weaver commented that sometimes planning is more worried about Rules then what is correct & that it doesn't make sense to rip up sidewalk to add landscaping & Add the sidewalks again.

IX. Next Meeting Date: The next regular meeting will be June 12, 2025

X. Adjournment  
The meeting was adjourned at 8:29 pm

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