

EP/RD 11/19/2024 (12/03/2024)



waterwat

## Sunrise Manor Town Advisory Board

October 10, 2024

### MINUTES

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|                 |                                                                                                        |                                                                                     |
|-----------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Board Members:  | Harry Williams – Chair –EXCUSED<br>Sondra Cosgrove-Vice Chair-PRESENT<br>Earl Barbeau-Member – PRESENT | Stephanie Jordan –EXCUSED<br>Paul Thomas-Member-PRESENT<br>Brady Bernhart- Planning |
| 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: Al Rojas commented that he was interested in Planning & Zoning so he will be Asking questions.

III. Approval of the September 26, 2024 Minutes

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

IV. Approval of Agenda for October 10, 2024

Moved by: Mr. Barbeau  
Action: Approved  
Vote: 3-0/Unanimous

V. Informational Items: None

VI. 

# Planning & Zoning

11/05/24 PC

1. UC-24-0372-CANNON PROPERTIES, LLC:

**USE PERMITS** for the following: 1) outside storage; and 2) vehicle sales.  
**DESIGN REVIEW** for a proposed outside storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 and APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action) 11/05/24 PC

**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

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COUNTY CLERK



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

2. **WS-24-0479-CHURCH LDS PRESIDING BISHOP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping.  
**DESIGN REVIEW** to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)11/05/24  
**PC**  
**Moved by: Mr. Thomas**  
**Action: APPROVED per staff recommendations**  
**Vote: 3-0/unanimous**

11/06/24 BCC

3. **ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.  
**DESIGN REVIEW** for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)11/06/24 BCC  
**Moved by: Mr. Thomas**  
**Action: APPROVED per staff recommendations**  
**Vote: 3-0/unanimous**

4. **UC-24-0491-BUDDHAYA NANDHARAM, INC.:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.  
**DESIGN REVIEW** for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible action)11/06/24 BCC  
**Moved by: Mr. Barbeau**  
**Action: APPROVED with if approved staff recommendations**  
**Vote: 3-0/unanimous**

VII. General Business: Ms. Martinez announced that applications are available until November 14<sup>th</sup> at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Sunrise Manor TAB for a two-year (2-year) term beginning January 2025.  
The board voted in favor of the budget items requested 3-0/unanimously.

VIII. Public Comment: A neighbor Mr. Rojas mentioned the speeding on Mt. Hood & that there needs To be signage. He also attended National Night Out and wanted to Thank the Commissioners. He Also mentioned how preschool & reading have a very positive impact for children in the future. Mr. Cody Stove from RTC talked about some concerns and a survey on [www.rtcnv.com/nellis](http://www.rtcnv.com/nellis)  
Asking the community for suggestions.

IX. Next Meeting Date: The next regular meeting will be November 14, 2024

X. Adjournment  
The meeting was adjourned at 7:08 pm