



## Sunrise Manor Town Advisory Board

February 27, 2025

### MINUTES

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|                 |  |                          |
|-----------------|--|--------------------------|
| Board Members:  | Sondra Cosgrove Chair PRESENT  | Stephanie Jordan PRESENT |
|                 | Earl Barbeau-Vice Chair-PRESENT  | Kevin Williams-PRESENT   |
|                 | Harry Williams-Member PRESENT  | Roxy Paiz- 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: None

III. Approval of the February 13, 2025 Minutes

Moved by: Mr. Barbeau

Action: Approved with correction

Vote: 5-0/Unanimous

IV. Approval of Agenda for February 27, 2025

Moved by: Harry Williams

Action: Approved with Item #1 being held

Vote: 5-0/Unanimous

V. Informational Items: None

VI.

## Planning & Zoning

03/18/25 PC

1. UC-25-0118-SCHMID & COOK, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)03/18/25PC

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COUNTY CLERK

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

**ITEM HELD TO THE MARCH 13, 2025 MEETING**

2. **VS-25-0077-RAMAR LAND CORPORATION:**  
**VACATE AND ABANDON** a portion of right-of-way being Lamont Street located between Judson Avenue and Carey Avenue, and a portion of right-of-way being Judson Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/kh (For possible action) **03/18/25 PC**  
**Moved by: Harry Williams**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/Unanimous**
3. **DR-25-0076-RAMAR LAND CORPORATION:**  
**DESIGN REVIEW** for a proposed commercial vehicle parking lot on 12.3 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. TS/sd/kh (For possible action) **03/18/25 PC**  
**Moved by: Harry Williams**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/Unanimous**
4. **VS-25-0110-DEJOHN MICHAEL:**  
**VACATE AND ABANDON** of a portion of a right-of-way being Owens Avenue located between Morning Sun Way and Radwick Drive; a portion of a right-of-way being Morning Sun Way located between Owens Avenue and Monroe Avenue; and a portion of a right-of-way being Radwick Drive located between Owens Avenue and Monroe Avenue within Sunrise Manor (description on file). TS/rg/kh (For possible action) **03/18/25 PC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/Unanimous**
5. **WS-25-0109-DEJOHN MICHAEL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** increase retaining wall height.  
**DESIGN REVIEW** for a single-family residential development on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action) **3/18/25 PC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED with if approved staff conditions**  
**Vote: 5-0/Unanimous**
6. **TM-25-500025-DEJOHN MICHAEL:**  
**TENTATIVE MAP** consisting of 15 single-family residential lots and common lots on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action) **03/18/25 PC**  
**Moved by: Harry Williams**  
**Action: APPROVED with if approved conditions**  
**Vote: 5-0/Unanimous**
7. **WS-25-0034-AGUILERA, FRANCISCO & MARIA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Jade Canyon Circle and 70 feet north of American Beauty Avenue within Sunrise Manor. TS/tpd/kh (For possible action) **03/18/25 PC**  
**Moved by: Ms. Jordan**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/Unanimous**

**03/19/25 BCC**

8. **UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:**  
**USE PERMIT** to allow contract construction services.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** waive full off-site improvements; and **4)** alternative driveway geometries.  
**DESIGN REVIEW** for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

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KEVIN SCHILLER, County Manager

Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh  
(For possible action)03/19/25 BCC

Moved by: Ms. Cosgrove

Action: APPROVED with if approved conditions & landscaping be done after road construction has concluded.

Vote: 5-0/Unanimous

9.

**WS-25-0024-UNIVERSAL CONCRETE, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce driveway width.

**DESIGN REVIEW** for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an Industrial Light (IL) Zone within the Airport Environs (AE-80 & APZ 1) Overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)03/19/25 BCC

Moved by: Kevin Williams

Action: APPROVED with if approved staff conditions

Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: Neighbors/Board members expressed concerns regarding homelessness, water level rising in wash, and stop signs not being visible. Praise was also given to fixing the streetlights

IX. Next Meeting Date: The next regular meeting will be March 13, 2025

X. Adjournment

The meeting was adjourned at 8:10 pm

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