



Sunrise Manor Town Advisory Board

August 10, 2023

MINUTES

Board Members:	Earl Barbeau - Member - PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member - PRESENT	Stephanie Jordan - Member-PRESENT Sondra Cosgrove-Member-PRESENT Jazmine Harris-Planner
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Will Covington	

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 July 27, 2023 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for August 10, 2023

Moved by: Mr. Barbeau

Action: Approved with item #5 being held

Vote: 5-0/Unanimous

V. Informational Items: None

VI. **Planning & Zoning**

08/15/23 PC

1. **TM-23-500084-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES GLENN & RENE M REVOCABLE FAMILY TRUST:**
TENTATIVE MAP for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) 08/15/23 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS

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

2. **UC-23-0347-CALURA JOINT LIVING TRUST & CALURA CARLITO C & TRINIDAD V TRS:**
USE PERMIT for an accessory structure (detached workshop) to not be architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS for an accessory structure height increase on 0.2 acres in an R-D (Suburban Estate Residential) Zone. Generally located on the southwest corner of Judson Avenue and Sandy Lane within Sunrise Manor (description on file). WM/jud/syp (For possible action)**08/15/23 PC**
Moved by: Ms. Jordan
Action: Approved
Vote: 5-0/unanimous

09/05/23 PC

3. **UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)**09/05/23PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

4. **WS-23-0339-TEJADA MARIA ELENA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Comb Circle approximately 100 feet west of Miner Way within Sunrise Manor. TS/rp/syp (For possible action)**09/05/23PC**
Moved by: Mr. Thomas
Action: Approved with staff conditions
Vote: 5-0/unanimous

5. **WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) alternative paving; and 3) eliminate parking lot striping.
DESIGN REVIEW for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 and AE-75) and an M-1 (Light Manufacturing) (AE-70 and AE-75). Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)**09/05/23PC**

HOLD PER APPLICANTS REQUEST

6. **WS-23-0419-SCHOOL BOARD OF TRUSTEES:**
WAIVER OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) approach distance.
DESIGN REVIEW for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)**09/05/23PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous

09/06/23 BCC

7. **DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:**
DESIGN REVIEWS for the following: 1) expansion to an existing hotel; and 2) finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action) **09/06/23BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

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KEVIN SCHILLER, County Manager

8. **WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:**
WAIVER OF CONDITIONS of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action) **09/06/23BCC**
Moved by: Mr. Thomas
Action: Approved
Vote: 5-0/unanimous
9. **WS-23-0390-FEDEX FREIGHT, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a parking lot in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action) **09/06/23BCC**
Moved by: Mr. Thomas
Action: Approved recommendation to mitigate heat island
Vote: 5-0/unanimous
- VII.** General Business:None
- VIII.** Public Comment: A neighbor was asking for information and who to contact regarding a water Problem. Another neighbor mentioned that Northbound on Nellis Blvd. & Alta there are a lot of accidents.
- IX.** Next Meeting Date: The next regular meeting will be August 31, 2023
- X.** Adjournment
The meeting was adjourned at 7:52 pm