



Sunrise Manor Town Advisory Board

December 1, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Earl Barbeau-Vice Chair- PRESENT Max Carter – - PRESENT	Paul Thomas – EXCUSED Harry Williams- EXCUSED Planning-Jazmine Harris
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	William 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 November 10, 2022 Minutes

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

IV. Approval of Agenda for December 1, 2022

Moved by: Mr. Carter
Action: Approved with items #6 & #7 being held
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/20/22 PC

- DR-22-0608-INZUNZA, JUAN MANUEL & GARCIA, IVONNE FRANCO:**
DESIGN REVIEW for a vehicle sales office and site design on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 300 feet south of Harris Avenue within Sunrise Manor. TS/sd/syp (For possible action) 12/20/22 PC
Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
 JAMES B. GIBSON, Chair–JUSTIN JONES, Vice-Chair
 MARILYN KIRKPATRICK–WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM
 Yolanda King, County Manager

2. **NZC-22-0592-4350 NELLIS BLVD, LLC:**
ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-60 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-60 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) proposed distribution center; and 2) alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/Unanimous

3. **VS-22-0593-4350 NELLIS BLVD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/Unanimous

4. **UC-22-0599-SHAHID NASSER ABDEL & MANAL A. & AVA MINA WORLD WIDE INVESTMENT, LLC:**
USE PERMITS for the following: 1) allow personal services (beauty salon) in an H-2 Zone; and 2) allow personal services (beauty salon) in an APZ-2 Zone in conjunction with an existing shopping center on 3.4 acres in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/rk/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

5. **WS-22-0597-NORIEGA, CRISOL & MENDEZ, ISAI LUNA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sabroso Street, 970 feet south of Carey Avenue within Sunrise Manor. MK/nm/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

12/21/22 BCC

6. **UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**
USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) **12/21/22 BCC**

HELD PER APPLICANTS REQUEST

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Yolanda King, County Manager

7. **UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE L P:**
USE PERMIT for a cannabis establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)12/21/22 BCC

HELD PER APPLICANTS REQUEST

8. **ZC-22-0601-JAMC LLP:**
ZONE CHANGE to reclassify 0.2 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a proposed vehicle sales business.
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a vehicle sales business on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the south side Charleston Boulevard, approximately 300 feet east of Mojave Road within Sunrise Manor. TS/sd/syp (For possible action)12/21/22 BCC

Moved by: Mr. Carter

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be December 15, 2022

X. Adjournment
The meeting was adjourned at 7:05pm