



Sunrise Manor Town Advisory Board

January 30, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –PRESENT Kevin Williams-PRESENT Nayarit Aguilar- Planning Vivian Kalarski-Planning Commission
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 January 16, 2025 Minutes

Moved by: Mr. Barbeau
Action: Approved
Vote: 5-0/Unanimous

IV. Approval of Agenda for January 30, 2025

Moved by: Ms. Cosgrove
Action: Approved
Vote: 5-0/Unanimous

V. Informational Items: Mr. Covington announced for Ms. Martinez that construction on Vegas Valley from the Las Vegas Wash to Los Feliz with begin in September. There was also a question about Nellis which is an NDOT road so she will update the board when she gets that information.

VI. Planning & Zoning

02/04/25 PC

1. **WS-24-0721-ZS PROPCO LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.
DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action) **02/04/25 PC**

Moved by: Mr. Williams
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

02/18/25 PC

2. **DR-24-0738-TOP STREET ESTATE LLC 4470 E CHEYENNE:**
DESIGN REVIEW for office/warehouse buildings in conjunction with an existing office/warehouse building on 2.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located 320 feet north of Cheyenne Avenue and 600 feet east of Lamb Boulevard within Sunrise Manor. MK/jud/kh (For possible action)02/18/25 PC
Moved by: Mr. Williams
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

02/19/25 BCC

3. **ZC-24-0758-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:**
ZONE CHANGE to reclassify 2.11 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor (description on file). MK/rk (For possible action)02/19/25 BCC
Moved by: Mr. Barbeau
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous
4. **UC-24-0759-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; and 3) eliminate buffering and screening.
DESIGN REVIEW for a proposed office with outdoor storage on 2.11 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor. MK/mh/kh (For possible action)02/19/25 BCC
Moved by: Mr. Williams
Action: APPROVED use permit, Design Review & Waiver #3 w/ condition that there be 1 row of tress & screening . DENIED waivers # 1 and #2.
Vote: 5-0/unanimous

VII. General Business: None

VIII. Public Comment: Neighbor Mr. Rojas commented on the homeless problem and that large boulders Are good as a landscaping deterrent & No trespassing signs. He also informed everyone that there Is a new church on E Lake Mead. Mr. Barbeau told the board that he read an article in the newspaper That the Homeless Census is not being done this year.

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

X. Adjournment
The meeting was adjourned at 7:15 pm