



Sunrise Manor Town Advisory Board

March 14, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Dane Detommaso
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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 29, 2024 Minutes

Moved by: Ms. Cosgrove
Action: Approved
Vote: 4-0/Unanimous

IV. Approval of Agenda for March 14, 2024

Moved by: Ms. Cosgrove
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez announced that on Saturday 10am-1pm March 16, 2024 there is a “Bunny Bash” at Family Lewis Park. There will be food trucks, egg hunts, etc.

VI. Planning & Zoning

04/02/24 PC

- AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (For possible action) **04/02/24 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

Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 3-1

2. **PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 6.5 acres. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Adopted per staff recommendation
Vote: 4-0/unanimous

3. **ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone within the AE-70 Overlay District for a proposed office/warehouse and distribution complex. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 4-0/unanimous

4. **DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the AE-70 Overlay District. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 4-0/unanimous

5. **UC-24-0039-LU FAMILY COMPANY, LLC:**
USE PERMIT to allow live entertainment in conjunction with an existing adult cabaret and tavern establishment on 0.9 acres in an IL (Industrial Light) Zone. Generally located on the northeast side of Boulder Highway, 350 feet northwest of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 4-0/unanimous

6. **WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for setback for an attached carport.
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone within the AE-70 Airport Environs Overlay District. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved w/condition to make it architecturally compatible with house
Vote: 3-1

7. **WS-24-0024-NEVADA C & M CORP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action) **04/02/24 PC**
Moved by: Ms. Cosgrove
Action: Approved w/recommendations to paint existing wall, add decorative rock/boulders & waterless plants
Vote: 3-1

04/03/24 BCC

8. **AR-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone. Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng (For possible action) 04/03/24 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendation
Vote: 4-0/unanimous

- VII.** General Business: None

- VIII.** Public Comment: Mr. Barbeau handed out an article about Hamas & an article from 1997 about how he helped the Welfare Division select a location for lease & on other projects in the past.

- IX.** Next Meeting Date: The next regular meeting will be March 28, 2024

- X.** Adjournment
The meeting was adjourned at 7:35 pm