



Sunrise Manor Town Advisory Board

April 10, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –PRESENT Kevin Williams-PRESENT Dane Tomaso - Planning Vivian Kilarski- Planning Commission
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 March 27, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for April 10, 2025

Moved by: Kevin Williams

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: Commissioner Segerblom & Commission Gibson are having a cleanup at the Wetlands Park on April 12th at 9am. A “Bunny Bash” is being held at the Hollywood Rec. Center on Saturday April 12, 2025 10am-1pm. Parkdale Rec. Center is also having a “Bunny Bash” this Saturday April 12th from 9am-11am. On May 1, 2025 a Job Fair is being held at the Las Vegas Convention Center 10am-3pm.

VI. Planning & Zoning

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

05/06/25 PC

1. **UC-25-0118-SCHMID & COOK, LLC:**
HOLDOVER 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) **05/06/25 PC**

Moved by: Harry Williams
Action: Approved with conditions: Waiver #7 be removed, pallets will be stacked below the fence line, no parking on Las Vegas Blvd, to maintain the fence, to use alternative landscaping (decorative rock & cactus) and To make sure there is a drive aisle for emergency vehicles to turn around.
Vote: 5-0/Unanimous
2. **WS-25-0192-3591 BOULDER HIGHWAY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; **3)** allow non-decorative fencing; and **4)** reduce access gate setback.
DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action) **05/06/25 PC**

Moved by: Ms. Cosgrove
Action: Hold until May 1, 2025
Vote: 5-0/Unanimous
3. **PA-25-700017-9 OF A KIND, LLC:**
PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action) **05/06/25 PC**

Moved by: Harry Williams
Action: Adopted per staff recommendations
Vote: 4-1
4. **ZC-25-0220-9 OF A KIND, LLC:**
ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action) **05/06/25 PC**

Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 4-1
5. **PA-25-700018-JAB HOLDING, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action) **05/06/25 PC**

Moved by: Kevin Williams
Action: Adopted per staff recommendations
Vote: 5-0/Unanimous
6. **ZC-25-0221-JAB HOLDING, LLC:**
ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action) **05/06/25 PC**

Moved by: Kevin Williams
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

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

7. **VS-25-0222- JAB HOLDING, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action) **05/06/25 PC**
- Moved by: Kevin Williams**
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
8. **WS-25-0223-JAB HOLDING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action) **05/06/25 PC**
- Moved by: Kevin Williams**
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
- VII.** General Business: None
- VIII.** Public Comment: Al Rojas commented on trash & homelessness. Ms. Kalarski wanted to thank the board members for the work that they do. Mr. Barbeau commented on the Sloan Channel issues: weeds, sewage and algae. Harry Williams mentioned that it would be nice to have laptops/ tablets provided to save paper and stamps.
- IX.** Next Meeting Date: The next regular meeting will be May 1, 2025
- X.** Adjournment
The meeting was adjourned at 7:36 pm