



Sunrise Manor Town Advisory Board

December 12, 2024

MINUTES

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|-----------------|--|---|
| Board Members: | Harry Williams – Chair –PRESENT Sondra Cosgrove-Vice Chair-PRESENT Earl Barbeau-Member – PRESENT | Stephanie Jordan –PRESENT Paul Thomas-Member-EXCUSED Lorna Phegley- Planning Vivian Kalarski- Comp. Planning |
| 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 November 14, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for December 12, 2024

Moved by: Mr. Barbeau

Action: Approved Allowing #6 To Present First

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/17/24 PC

1. **DR-24-0592-WAL-MART REAL ESTATE BUSINESS TRUST:**

DESIGN REVIEW for a new gas station with gasoline pumps in conjunction with an existing shopping center on 7.2 acres in a CG (General Commercial) Zone. Generally located on the east side of Lamb Boulevard and the north side of Colorado Avenue within Sunrise Manor. TS/sd/kh (For possible action) **12/17/24 PC**

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
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KEVIN SCHILLER, County Manager

2. **VS-24-0597-FREMONT BOULDER CROSSING, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Sahara Avenue located between Fremont Street and Palm Street; and a portion of a right-of-way being Palm Street located between Sahara Avenue and Palm Parkway within Sunrise Manor (description on file).TS/jud/kh (For possible action)**12/17/24 PC**

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

3. **DR-24-0596-FREMONT BOULDER CROSSING, LLC:**

DESIGN REVIEW for a restaurant with drive-thru on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action) **12/17/24 PC**

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

4. **TM-24-500129-FREMONT BOULDER CROSSING, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action) **12/17/24 PC**

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

5. **WS-24-0547-A & J RENTALS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow accessory structures established prior to the primary structure; **2)** allow a non-decorative fence; and **3)** increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone. Generally located on the west side of Fogg Street, 360 feet south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action) **12/17/24 PC**

Moved by: Ms. Cosgrove

Action: APPROVED with if approved conditions

Vote: 4-0/unanimous

12/18/24 BCC

6. **AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC**

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: **1)** school; **2)** allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and **3)** waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action)**12/18/24 BCC**

Moved by: Mr. Barbeau

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

7. **WS-24-0595-SIERRA GROUP HOLDINGS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action)**12/18/24 BCC**

Moved by: Mr. Barbeau

Action: APPROVED WITHOUT if approved conditions

Vote: 4-0/unanimous

8. **ZC-24-0607-3591 BOULDER HIGHWAY, LLC:**

ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings. Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action)**12/18/24 BCC**

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

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KEVIN SCHILLER, County Manager

01/08/25 BCC

9. **ZC-24-0660-GREEN OUR PLANET:**

ZONE CHANGE to reclassify 1.53 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor (description on file). MK/bb (For possible action)**01/07/25 PC**

Moved by: Mr. Barbeau

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

01/08/25 BCC

10. **UC-24-0661-GREEN OUR PLANET:**

USE PERMIT for an outdoor market.

DESIGN REVIEW for a garden and site modifications in conjunction with an existing office building on 1.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor. MK/bb/kh (For possible action)**01/07/25 PC**

Moved by: Mr. Barbeau

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

01/08/25 BCC

11. **ET-24-400132 (WS-22-0179)-EJIOFOR, CHIMA & VIVIEN:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce setbacks; **2)** access to a local street; **3)** landscaping; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a multi-family residential development on 0.8 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor.

MK/nai/kh (For possible action)**01/08/25 BCC**

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

12. **UC-24-0667-COYOTE VALLEY, LLC:**

USE PERMIT for a refuse transfer station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow existing attached sidewalks to remain where detached sidewalks are required; and **2)** allow modified driveway design standards.

DESIGN REVIEW for a refuse transfer station with accessory outdoor storage on 8.92 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located on the east side of Marion Drive and the south side of Alto Avenue within Sunrise Manor. MK/md/kh (For possible action)**01/08/25 BCC**

Moved by: Ms. Cosgrove

Action: APPROVED with if approved conditions

Vote: 4-0/unanimous

13. **WS-24-0632-COUNTY OF CLARK (PK & COMM SERV):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway geometrics; and **2)** waive full off-site improvements.

DESIGN REVIEW for a public facility building in conjunction with an existing park (Sunrise Park) on 6.4 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Judson Avenue and Linn Lane within Sunrise Manor. MK/jud/kh (For possible action)**01/08/25 BCC**

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

14. **WS-24-0674-OLD DOMINION FREIGHT LINE, INC.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping width; and **2)** allow an attached sidewalk.

DESIGN REVIEW for an expansion to an existing freight terminal on 19.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the north side of Cheyenne Avenue, 600 feet west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)**01/08/25 BCC**

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

VII. General Business: The board reviewed, edited and approved the 2025 TAB Calendar dates.

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- VIII.** Public Comment: A neighbor had questions about what else he can do regarding the homeless Situation by his business. Ms. Kalarski thanked the board members for their work and mentioned That we should use microphones at the meetings. She also agreed w/ Mr. Barbeau about the Sidewalks. Mr. Rojas was suggesting that the speed limit on Lake Mead Blvd be lowered to 35mph. Mr. Barbeau believes that the J.T. Moran Firearms Facility should be relocated.
- IX.** Next Meeting Date: The next regular meeting will be January 16, 2025
- X.** Adjournment
The meeting was adjourned at 8:26 pm