



## Sunrise Manor Town Advisory Board

August 10, 2023

### MINUTES

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Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT Jazmine Harris-Planner
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Will Covington	

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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 July 27, 2023 Minutes

**Moved by: Ms. Cosgrove**

**Action: Approved**

**Vote: 5-0/Unanimous**

IV. Approval of Agenda for August 10, 2023

**Moved by: Mr. Barbeau**

**Action: Approved with item #5 being held**

**Vote: 5-0/Unanimous**

V. Informational Items: None

## VI. Planning & Zoning

08/15/23 PC

1. **TM-23-500084-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES GLENN & RENE M REVOCABLE FAMILY TRUST:**

**TENTATIVE MAP** for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) 08/15/23 PC

**Moved by: Mr. Thomas**

**Action: Approved per staff recommendations**

**Vote: 5-0/unanimous**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

2. **UC-23-0347-CALURA JOINT LIVING TRUST & CALURA CARLITO C & TRINIDAD V TRS:**  
**USE PERMIT** for an accessory structure (detached workshop) to not be architecturally compatible with the principal building.  
**WAIVER OF DEVELOPMENT STANDARDS** for an accessory structure height increase on 0.2 acres in an R-D (Suburban Estate Residential) Zone. Generally located on the southwest corner of Judson Avenue and Sandy Lane within Sunrise Manor (description on file). WM/jud/syp (For possible action)**08/15/23 PC**  
**Moved by: Ms. Jordan**  
**Action: Approved**  
**Vote: 5-0/unanimous**

**09/05/23 PC**

3. **UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)**09/05/23PC**  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/unanimous**

4. **WS-23-0339-TEJADA MARIA ELENA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce building separation; and **2)** reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Comb Circle approximately 100 feet west of Miner Way within Sunrise Manor. TS/rp/syp (For possible action)**09/05/23PC**  
**Moved by: Mr. Thomas**  
**Action: Approved with staff conditions**  
**Vote: 5-0/unanimous**

5. **WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** alternative paving; and **3)** eliminate parking lot striping.  
**DESIGN REVIEW** for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 and AE-75) and an M-1 (Light Manufacturing) (AE-70 and AE-75). Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)**09/05/23PC**

**HOLD PER APPLICANTS REQUEST**

6. **WS-23-0419-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for the following: **1)** reduce throat depth; **2)** approach distance.  
**DESIGN REVIEW** for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)**09/05/23PC**  
**Moved by: Mr. Barbeau**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/unanimous**

**09/06/23 BCC**

7. **DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:**  
**DESIGN REVIEWS** for the following: **1)** expansion to an existing hotel; and **2)** finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action) **09/06/23BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 5-0/unanimous**

8. **WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:**  
**WAIVER OF CONDITIONS** of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action) **09/06/23BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 5-0/unanimous**

9. **WS-23-0390-FEDEX FREIGHT, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) finished grade; and 2) a parking lot in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action) **09/06/23BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved recommendation to mitigate heat island**  
**Vote: 5-0/unanimous**

**VII.** General Business:None

**VIII.** Public Comment: A neighbor was asking for information and who to contact regarding a water Problem. Another neighbor mentioned that Northbound on Nellis Blvd. & Alta there are a lot of accidents.

**IX.** Next Meeting Date: The next regular meeting will be August 31, 2023

**X.** Adjournment  
The meeting was adjourned at 7:52 pm