



Sunrise Manor Town Advisory Board

July 11, 2024

MINUTES

Board Members:	Earl Barbeau – Member – EXCUSED Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Steve Demerritt Romeo Gumarang
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 June 13, 2024 Minutes

Moved by: Mr. Thomas
Action: Approved
Vote:3-0/Unanimous

IV. Approval of Agenda for July 11, 2024

Moved by: Ms. Cosgrove
Action: Approved with item #15 being held
Vote: 3-0/Unanimous

V. Informational Items:

Ms. Martinez announced that there will be a virtual Session on July 23, 10:30-11:30am re: Transform Las Vegas. Commissioner Segerblom is sponsoring a free pool party Saturday July 13th 11am-1pm at the Hollywood Outdoor Water Park.

VI.

Planning & Zoning

07/16/24 PC

1. **ET-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth. **DESIGN REVIEW** for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/mh/ng (For possible action) **07/16/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

2. **PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres. Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

3. **PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:**
PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with development standard modifications on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/unanimous

4. **ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

5. **VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

6. **TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/unanimous

7. **PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action) **07/16/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

8. **ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action) **07/16/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

9. **WS-24-0243-RETANA ROSIO:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/unanimous

07/17/24 BCC

10. **VS-24-0250-GLENCOE PROPERTIES INC:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action) **07/17/24 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

11. **WS-24-0249-GLENCOE PROPERTIES INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) reduce throat depth. **DESIGN REVIEW** for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action) **07/17/24 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

08/06/24 PC

12. **SDR-24-0262-SPEEDWAY COMMERCE CENTER, LLC**
SIGN DESIGN REVIEW for modifications to an existing freestanding sign in conjunction with an existing office warehouse complex on 58.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the south side of Speedway Boulevard and the east side of Hollywood Boulevard within Sunrise Manor. MK/bb/syp (For possible action) **08/06/24PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/unanimous

13. **WS-24-0283-TOLL SOUTH LV, LLC:**
WAIVER OF DEVELOPMENT STANDARD to reduce setbacks in conjunction with a proposed single-family residence on 0.05 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/rp/syp (For possible action) **08/06/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

08/07/24 BCC

14. **ET-24-400067 (DR-22-0338)-USA:**

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone. Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor. TS/nai/syp (For possible action)**08/07/24 BCC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/unanimous

15. **UC-24-0274-GOLDEN BAR N LOUNGE, LLC:**

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.

DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action)**08/07/24 BCC**

HELD PER APPLICANTS REQUEST TO THE AUGUST 1, 2024 MEETING

16. **UC-24-0287-VILLA FABIAN:**

USE PERMIT for vehicle repair and maintenance.

DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)**08/07/24 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 3-0/unanimous

VII. General Business: None

VIII. Public Comment: Mr. Lopez commented that his neighborhood roads need attention. Mr. Rojas was commenting that there are homeless lifting manholes and going into the sewars & trying to fix the problem.

IX. Next Meeting Date: The next regular meeting will be August 1, 2024

X. Adjournment
The meeting was adjourned at 7:46 pm