



# Sunrise Manor Town Advisory Board

November 14, 2024

## MINUTES

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Board Members: Harry Williams – Chair –PRESENT Stephanie Jordan –EXCUSED  
Sondra Cosgrove-Vice Chair-PRESENT Paul Thomas-Member-PRESENT  
Earl Barbeau-Member – PRESENT Dane Detommaso- Planning

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison: Beatriz Martinez

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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: Al Rojas commented that he was interested in Planning & Zoning so he will be Asking questions.

III. Approval of the October 10, 2024 Minutes

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

IV. Approval of Agenda for November 10, 2024

**Moved by: Mr. Barbeau**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

V. Informational Items: None

VI. 

# Planning & Zoning

11/19/24 PC

1. **ET-24-400099 (UC-23-0363)-SALMERON FAMILY TRUST & SALMERON MARTIN & YOLANDA TRS:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) increase the amount of agricultural livestock (small); and 2) allow accessory structures not architecturally compatible with the principal residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an accessory structure in conjunction with an existing single-family residence on 0.64 acres in an RS20 (Residential Single-Family) Zone. Generally located on the south side

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KEVIN SCHILLER, County Manager

of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jm/kh (For possible action)**11/19/24**  
**PC**

**Moved by: Ms. Cosgrove**

**Action: APPROVED per staff recommendations**

**Vote: 4-0/unanimous**

2. **WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)**11/19/24** **PC**  
**Moved by: Mr. Thomas**  
**Action: DENIED per staff recommendations**  
**Vote: 4-0/unanimous**

**12/3/24 PC**

3. **PA-24-700027- RAINY DAY INVESTMENTS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)**12/3/24** **PC**  
**Moved by: Mr. Barbeau**  
**Action: ADOPTED per staff recommendations**  
**Vote: 4-0/unanimous**
4. **ZC-24-0557- RAINY DAY INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)**12/3/24** **PC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**
5. **WS-24-0558-RAINY DAY INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** alternative lot orientation; **3)** reduce street intersection off-set; **4)** allow attached sidewalks; **5)** reduce driveway separation; and **6)** increase the number of dwelling units on private stub streets.  
**DESIGN REVIEW** for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)**12/3/24** **PC**  
**Moved by: Ms. Cosgrove**  
**Action: DENIED per staff recommendations**  
**Vote: 4-0/unanimous**
6. **TM-24-500122-RAINY DAY INVESTMENTS, LLC:**  
**TENTATIVE MAP** consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action) **12/3/24** **PC**  
**Moved by: Mr. Barbeau**  
**Action: DENIED per staff recommendations**  
**Vote: 4-0/unanimous**

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KEVIN SCHILLER, County Manager

12/04/24 BCC

7. **UC-24-0570-CANADA INVESTMENTS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (dispensary) in conjunction with an existing retail complex on 1.09 acres within a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)**12/04/24 BCC**  
**Moved by: Mr. Thomas**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**
  
8. **UC-24-0571-CANADA INVESTMENTS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (retail store).  
**WAIVER OF DEVELOPMENT STANDARDS** for street landscaping.  
**DESIGN REVIEW** for modifications to an existing retail complex on 1.09 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)**12/04/24 BCC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED the Use Permit, DENIED the Design Review & Waivers per staff recommendations**  
**Vote:43-0/unanimous**
  
9. **ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:**  
**ZONE CHANGE** to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor (description on file). TS/bb (For possible action) **12/04/24 BCC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**
  
10. **WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking **2)** eliminate bicycle parking; **3)** reduce street landscaping; **4)** eliminate parking lot landscaping; **5)** reduce gate setback; and **6)** increase fence height.  
**DESIGN REVIEW** for a commercial complex in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action)  
**12/04/24 BCC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED with if approved staff recommendations**  
**Vote: 4-0/unanimous**
  
- VII.** General Business: Applications deadline is extended until November 20<sup>th</sup> at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Sunrise Manor TAB for a two-year (2-year) term beginning January 2025.
  
- VIII.** Public Comment: A neighbor Mr. Rojas wanted to know why the board approved a cannabis application. Mr. Barbeau was commenting on how many red lights are being run, the speeding & accidents in Las Vegas. Mr. Williams brought up about the lack of streetlights on Bonanza & Mt. Hood.
  
- IX.** Next Meeting Date: The next regular meeting will be December 12, 2024
  
- X.** Adjournment  
The meeting was adjourned at 7:55 pm