



## Sunrise Manor Town Advisory Board

July 16, 2020

### MINUTES

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Board Members:	Max Carter – Chair – EXCUSED Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Jared Tasko
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
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: None

III. Approval of July 2, 2020 Minutes

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

IV. Approval of Agenda for July 16, 2020

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

V. Informational Items:

1. Mr. Cedurberg gave a brief presentation about proposed alignments for a Hollywood Blvd. extension to connect Sunrise Manor to Henderson through the Wetlands Park.
2. Ms. Castro announced that the Election Department is hiring for various positions: [www.clarkcountynv.gov/vote](http://www.clarkcountynv.gov/vote) for more information.
3. Ms. Martinez reminded everyone that the free Covid-19 testing is at Monaco Middle School July 18-19<sup>th</sup> (8am-1pm) No apt. necessary.

## VI. Planning & Zoning

08/04/20 PC

1. **UC-20-0260-UNITED BROTHERS, LLC:**  
**USE PERMIT** to allow a hotel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow kitchens within the hotel guest rooms; 2) increase building height; 3) eliminate cross access; 4) reduce parking; 5) reduce setback; 6) eliminate the loading space; and 7) reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) a proposed hotel; and 2) allow alternative parking lot landscaping on a portion of 4.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Craig Road and Lamb Boulevard within Sunrise Manor. MK/jor/jd (For possible action)08/04/20PC  
**Moved by: Mr. Barbeau**  
**Action:APPROVED the Design Review, Use Permit & Waivers 1,2,4,5 and 7 DENIED Waivers 3 & 6**  
**Vote: 4-0/Unanimous**

08/05/20 BCC

2. **UC-20-0241-NMG CAPITAL PARTNERS II ETAL & GKT 5, LLC:**  
**USE PERMITS** for the following: 1) retail sales; and 2) hazardous materials and used oil.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) retail building; and 2) increased grade on a 1.5 acre portion of a 21.0 acre site in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Carey Avenue within Sunrise Manor. MK/bb/jd (For possible action)08/04/20 BCC  
**Moved by: Mr. Thomas**  
**Action:Approved the Use Permit, Design Review DENIED the Waivers of Development Standards**  
**Vote: 4-0/Unanimous**
3. **ZC-20-0266-DISCOUNT DUMPSTERS, LLC:**  
**ZONE CHANGE** to reclassify 5.1 acres from R-E (Rural Estates Residential) (AE-70 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone for future development. Generally located on the east side of Nellis Boulevard, 750 feet north of Carey Avenue within Sunrise Manor (description on file). MK/bb/jd (For possible action)08/04/20 BCC  
**Moved by: Ms. Castro**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**
4. **ZC-20-0268-REBEL OIL COMPANY INCORPORATED:**  
**ZONE CHANGE** to reclassify 1.6 acres from R-E (Rural Estates Residential) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone.  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) alcohol sales, beer and wine - packaged only; 4) alcohol sales, liquor - packaged only; and 5) reduce the separation for a proposed convenience store to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalk on Pecos Road; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station; and 2) increased finished grade. Generally located on the north side of Cheyenne Avenue and the east side of Pecos Road within Sunrise Manor (description on file). LW/lm/xx (For possible action) 08/04/20 BCC  
**Moved by: Ms. Castro**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**

5. **ZC-20-0269-REBEL OIL COMPANY INCORPORATED:**  
**ZONE CHANGE** to reclassify 1.9 acres from R-E (Rural Estates Residential) (AE-75) Zone and H-2 (General Highway Frontage) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone for future industrial development. Generally located on the north side of Cheyenne Avenue and the west side of Queen Street within Sunrise Manor (description on file). LW/lm/jd (For possible action) **08/04/20 BCC**

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 4-0/Unanimous**

**VII.** General Business: None

**VIII.** Public Comment: Walter Seip pointed out that the Sunrise Manor Budget for 2021 had no projected expenditures. He said he has had no response from the commissioners. He also mentioned that he was approved to represent Sunrise Manor for CDAC however was never contacted.

**IX.** Next Meeting Date: The next regular meeting will be July 30, 2020

**X.** Adjournment

The meeting was adjourned at 7:29 p.m.

**BOARD OF COUNTY COMMISSIONERS**

MARILYN KIRKPATRICK, Chair–LAWRENCE WEEKLY, Vice-Chair  
SLARRY BROWN–JAMES GIBSON–JUSTIN JONES–MICHAEL NAFT–TICK SEGERBLOM  
Yolanda King, County Manager