

EP/RD 8/04/25 (8/19/25)



Sunrise Manor Town Advisory Board

July 10, 2025

MINUTES

Board Members:	Sondra Cosgrove Chair PRESENT	Stephanie Jordan EXCUSED
	Earl Barbeau-Vice Chair-PRESENT	Kevin Williams-PRESENT
	Harry Williams-Member-EXCUSED	Brady Bernhart- 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 June 12, 2025 Minutes

Moved by: Earl Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for July 10, 2025

Moved by: Earl Barbeau

Action: Approved with Items 1, 14 & 15 Being Held

Vote: 3-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

07/15/25 PC

1. WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action) 07/15/25 PC

HELD PER APPLICANTS REQUEST

RECEIVED

AUG 04 2025

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS

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

07/16/25 BCC

2. **WC-25-400060 [ZC-23-0309]-SOUTH NELLIS PSH, LLC:**
WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor. TS/rr/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
3. **WS-25-0397-ROMERO SUGHEY & MARTINEZ CELESTINO:**
WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor. TS/rp/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
4. **WS-25-0404-W S B INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate pedestrian walkways; and **3)** allow existing driveways to remain.
DESIGN REVIEW for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved Design Review & Waivers #1 & #2. DENIED Waiver #3
Vote: 3-0/Unanimous
5. **ZC-24-0585-RENTERIA, IDALIA P.:**
ZONE CHANGE to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action) 07/16/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
6. **UC-25-0399-RENTERIA, IDALIA P.:**
USE PERMIT for large livestock.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce principal structure setbacks; **2)** reduce accessory structure setbacks; and **3)** eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Barbeau
Action: Approved the Use Permit & Waivers 1A, 2 & 3. DENIED Waiver 1B
Vote: 3-0/Unanimous
7. **ZC-25-0400-FOUNDATION CHRISTIAN CENTER:**
ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action) 07/16/25 BCC
HELD TO THE JULY 31, 2025 MEETING
8. **WS-25-0401-FOUNDATION CHRISTIAN CENTER:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC
HELD TO THE JULY 31, 2025 MEETING

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KEVIN SCHILLER, County Manager

08/05/25 PC

9. **PA-25-700028-T-BIRD PLAZA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action) 08/05/25 PC
Moved by: Mr. Kevin Williams
Action: Adopted per staff recommendations
Vote: 3-0/Unanimous
10. **ZC-25-0430-T-BIRD PLAZA, LLC:**
ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action) 08/05/25 PC
Moved by: Mr. Kevin Williams
Action: Adopted per staff recommendations
Vote: 3-0/Unanimous
11. **WS-25-0436-RODRIGUEZ MA DE JESUS TORRES & CISNEROS ALONDRA ESMERALDA & SERGIO GERBERT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation between existing accessory structures; **2)** reduce setbacks; and **3)** increase the height of the front wall in conjunction with an existing single-family residence on 0.82 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of Shervin Lane and north of Owens Avenue within Sunrise Manor. TS/nai/kh (For possible action) 08/05/25 PC
Moved by: Ms. Cosgrove
Action: Approved Waivers 1A-D & 2, Denied Waiver #3
Vote: 3-0/Unanimous

08/06/25 BCC

12. **ET-25-400070 (UC-23-0281)-LAKE MEAD CAPITAL MANAGEMENT, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
DESIGN REVIEWS for the following: **1)** commercial center; and **2)** finished grade on 4.3 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/rk/kh (For possible action) 08/06/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
13. **UC-25-0457-OI-LINDBROOK BETTY, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** waive off-site improvements (sidewalks); and **3)** alternative driveway geometries.
DESIGN REVIEW for an outdoor storage and display facility with an accessory warehouse on 4.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Betty Lane and south of Alto Avenue within Sunrise Manor. MK/mh/kh (For possible action) 08/06/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
14. **ZC-25-0431-CABRERA ESWIN:**
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/ge (For possible action) 08/06/25 BCC

HELD PER APPLICANTS REQUEST

15. **UC-25-0432-CABRERA, ESWIN:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; **2)** modify residential adjacency standards; **3)** waive off-site improvements (curb, gutter, and sidewalks); and **4)** allow residential pan driveways. **DESIGN REVIEW** for an outdoor storage and display facility on 0.54 acres in an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/06/25 BCC

HELD PER APPLICANTS REQUEST

- VII.** General Business: None
- VIII.** Public Comment: A neighbor Al Rojas informed everyone that it is now a violation to live in an Rv/camper on the street and is advising everyone to report it on the Fixit app. Jessica Saxton & Tanawah Downing spoke re: paying public officials to disobey the law is unconstitutional (please see the attached. Phyllis Weaver (a neighbor), was reporting a knocked down light.water
- IX.** Next Meeting Date: The next regular meeting will be July 31, 2025
- X.** Adjournment
The meeting was adjourned at 7:31 pm

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