



## Sunrise Manor Town Advisory Board

October 30, 2025

### MINUTES

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|                 |   |  |
|-----------------|---|--|
| Board Members:  | Sondra Cosgrove Chair EXCUSED<br>Earl Barbeau-Vice Chair-PRESENT<br>Harry Williams-Member-PRESENT | Stephanie Jordan EXCUSED<br>Kevin Williams- PRESENT<br>Roxy Pais- Planning |
| Secretary:      | Jill Leiva  |  |
| 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 October 16, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for October 30, 2025

Moved by: Harry Williams

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

11/04/25 PC

1. UC-25-0663-5080 JUDSON AVE, LLC:

**USE PERMIT** for outdoor storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** reduce the height of the security fencing wire; and **3)** eliminate on-site parking.

**DESIGN REVIEW** for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor. TS/rr/kh (For possible action)11/04/25 PC

Moved by: Earl Barbeau

Action: **APPROVED** waiver #2; **DENIED** waivers #1 & #3, Use Permit & Design Review- per staff recommendations

Vote: 3-0/Unanimous

**RECEIVED**

**NOV 14 2025**

**COUNTY CLERK**

**BOARD OF COUNTY COMMISSIONERS**

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

**11/19/25 BCC**

**2. ZC-25-0684-EMA HOLDINGS, LLC SERIES C:**

**ZONE CHANGE** to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)11/19/25 BCC

**Moved by: Kevin Williams**

**Action: Approved per staff recommendations**

**Vote: 3-0/Unanimous**

**3. UC-25-0685-EMA HOLDINGS, LLC SERIES C:**

**USE PERMITS** for the following: 1) truck parking; and 2) outdoor storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.

**DESIGN REVIEW** for truck parking and an outdoor storage facility on 5.71 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)11/19/25 BCC

**Moved by: Harry Williams**

**Action: Denied per staff recommendations**

**Vote: 3-0/Unanimous**

**VII. General Business: None**

**VIII. Public Comment: None**

**IX. Next Meeting Date: The next regular meeting will be November 13, 2025**

**X. Adjournment**  
The meeting was adjourned at 7:18pm

**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