

EP/RD 11/15/25 (01/06/26)



Sunrise Manor Town Advisory Board

November 13, 2025

MINUTES

Board Members:	Sondra Cosgrove Chair PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan EXCUSED Kevin Williams- EXCUSED Judy Rodriguez- Planning Joelen Isfatt & Jennifer Leslie-Planning
Secretary: County Liaison:	Jill Leiva William Covington	

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 30, 2025 Minutes

Moved by: Earl Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for November 13, 2025

Moved by: Harry Williams

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/02/25 PC

1. **PA-25-700045-FB RIVIERA, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

Moved by: Sondra Cosgrove

Action: Adopted per staff recommendations

Vote: 3-0/Unanimous

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DEC 15 2025

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COUNTY CLERK

2. **ZC-25-0736-FB RIVIERA, LLC:**

ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)

Moved by: Sondra Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

3. **WS-25-0709-CISNEROS RUBEN H:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)

HOLD NO APPLICANT PRESENT

12/03/25 BCC

4. **WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/mh/kh (For possible action).

Moved by: Harry Williams

Action: Approved

Vote: 3-0/Unanimous

5. **ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:**

ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

Moved by: Harry Williams

Action: Approved w/ condition that there are no roosters, max 4 horses & no other large livestock allowed

Vote: 2-1

6. **ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:**

ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Marion Drive within Sunrise Manor (description on file). MK/jgh (For possible action)

Moved by: Harry Williams

Action: Approved per staff recommendations

Vote: 2-1

7. **VS-25-0738-DUGGANNY HOLDINGS L L C-SERIES II:**

VACATE AND ABANDON a portion of a right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/md/kh (For possible action)

Moved by: Sondra Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

8. **UC-25-0739-DUGGANNY HOLDINGS LLC-SERIES II:**

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate parking lot landscaping; 3) allow attached sidewalks; 4) allow an existing pan driveway; and 5) eliminate throat depth.

DESIGN REVIEWS for the following: 1) outdoor storage; 2) truck parking; and 3) all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and

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vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, and APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor. MK/md/kh (For possible action)

Moved by: Harry Williams

Action: DENIED: All Waivers, Design Review #1 & Use Permit #1. APPROVED: Use permit #2 & Design Review #2 & #3 per staff recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: Al Rojas wanted to thank Comm. Kirkpatrick for helping clean up the RV situation on Cheyenne & Nellis Blvd. Rose Marie Groback was commenting on the speeding On Hollywood (Limit is 35mph). Earl Barbeau mentioned that the new stop sign & blinking light on Stuart & Hollywood is much better & believes it is helping.

IX. Next Meeting Date: The next regular meeting will be December 11, 2025

X. Adjournment

The meeting was adjourned at 8:07pm

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