



Sunrise Manor Town Advisory Board

February 26, 2026

MINUTES

Board Members:	Sondra Cosgrove Chair PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-EXCUSED	Stephanie Jordan PRESENT Jennifer Leslie- Planning Vivian Kalarski- Planning Commission
Secretary:	Jill Leiva	
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 February 12, 2026 Minutes

Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for February 26, 2026

Moved by: Ms. Williams
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: Commissioners Segerblom & Commissioner Gibson are having a Spring Job Fair March 13th from 10am-3pm at the Las Vegas Convention Center -West Hall.

VI. Planning & Zoning

03/04/26 BCC

1. UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:

USE PERMITS for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometries.

DESIGN REVIEW for proposed outdoor storage in conjunction with a vehicle paint body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS:bb/kh (For possible action) **03/02/26 BCC**

RECEIVED

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER-JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

MAR 16 2026

COUNTY CLERK

Moved by: Ms. Cosgrove

Action: Approved Use Permit, Design Review & Waivers 3-9, DENIED Waivers 1 & 2

Vote: 3-0/Unanimously

03/17/26 PC

2. UC-26-0047-2475 NELLIS LV, LLC:

USE PERMIT to allow vehicle maintenance and repair.

DESIGN REVIEW for modifications to an existing commercial building on a 1.16 acre portion of a 17.99 acres within an existing shopping center in an IP (Industrial Park) Zone within Airport Environs (AE-70 and APZ-2) Overlay. Generally located west of Nellis Boulevard and north of Carey Avenue within Sunrise Manor. MK/tpd/ev (For possible action) 03/17/26 PC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

03/18/26 BCC

3. ZC-25-0833-A & J RENTALS, LLC:

ZONE CHANGE to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/ge (For possible action) 03/18/26 BCC

Moved by: Ms. Jordan

Action: Denied

Vote: 3-0/Unanimously

4. VS-25-0835-A & J RENTALS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/ev (For possible action) 03/18/26 BCC

Moved by: Mr. Barbeau

Action: Denied

Vote: 3-0/Unanimously

5. WS-25-0834-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.

DESIGN REVIEW for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/ev (For possible action) 03/18/26 BCC

Moved by: Ms. Jordan

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

6. TM-25-500200-A & J RENTALS, LLC:

TENTATIVE MAP consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/ev (For possible action) 03/18/26 BCC

Moved by: Ms. Jordan

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

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KEVIN SCHILLER, County Manager

- VII.** General Business: None
- VIII.** Public Comment: Mr. Barbeau commented on the house that the FBI discovered that was used As an illegal biological lab.
- IX.** Next Meeting Date: The next regular meeting will be March 12, 2026
- X.** Adjournment
The meeting was adjourned at 7:52pm