EP/RD 7/21/26, 8/4/26

Sunrise Manor Town Advisory Board

July 2, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT	Stephanie Jordan – Excused
	Earl Barbeau-Vice Chair-PRESENT	Dane Temasso-Planning
	Harry Williams-Member-PRESENT	Vivian Kalarski -Planning Commission
		Tic Segerblom-Commissioner
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 May 14, 2026 Minutes
Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for July 2, 2026
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: Commissioner Segerblom is hosting a "Summer Pool Park" at the Hollywood Aquatic Center on July 11th at 1pm

VI. Planning & Zoning
07/07/26 PC

1. **UC-26-0299-LAMB INDUSTRIAL CONDOS, LLC:**
USE PERMITS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment.
DESIGN REVIEWS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment on a 1.0 acre portion of a 15.5 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/lm/kh (For possible action) 07/07/26 PC

Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

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COUNTY CLERK

2. **WS-26-0304-FLORES-SOLIS ANTONIO & DEFLORES ROCIO DEL CARMEN ELENA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) increase retaining wall height in conjunction with a proposed single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Linden Avenue and east of Los Feliz Street within Sunrise Manor. TS/jl/kh (For possible action) 07/07/26 PC
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimously

3. **PA-26-700022-CITY OF LAS VEGAS:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action) 07/07/26 PC
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 2-1

4. **ZC-26-0257-CITY OF LAS VEGAS:**
HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action) 07/07/26 PC
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 2-1

5. **VS-26-0258-CITY OF LAS VEGAS:**
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/rg/cv (For possible action) 07/07/26 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

6. **DR-26-0259-CITY OF LAS VEGAS:**
HOLDOVER DESIGN REVIEW for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action) 07/07/26 PC
Moved by: Ms. Cosgrove
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

07/08/26 BCC

7. **VS-26-0289-CITY OF LAS VEGAS:**
VACATE AND ABANDON a portion of a right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/ji/kh (For possible action) 07/08/26 BCC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

8. **WS-26-0288-CITY OF LAS VEGAS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action) 07/08/26 BCC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

9. **VS-26-0292-MGR PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Glen Avenue located between Dalhart Avenue and McLaurine Avenue; a portion of a right-of-way being McLaurine Avenue located between Glen Avenue and Park Street; and a portion of a right-of-way being Dalhart Avenue located between Glen Avenue and Park Street within Sunrise Manor (description on file). TS/mh/kh (For possible action) 07/08/26 BCC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

10. **UC-26-0291-MGR PROPERTIES, LLC:**
USE PERMIT for an assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height (no longer needed); 2) allow non-decorative fence/walls (no longer needed); and 3) alternative driveway geometries.
DESIGN REVIEW for a proposed assisted living facility on 1.49 acres in an IP (Industrial Park) Zone. Generally located south of Glen Avenue and west of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action) 07/08/26 BCC
Moved by: Ms. Cosgrove
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

11. **ZC-26-0282-DUTTS REAL ESTATE HOLDING, LLC:**
ZONE CHANGE to reclassify 0.88 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Judson Avenue, west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk/kh (For possible action) 07/08/26 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

07/21/26 PC

12. **UC-26-0322-PONCE, ROSA MARLENE MARIN:**
USE PERMIT for small livestock (chickens).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Cedar Avenue and east of Wind River Road within Sunrise Manor. TS/rp/ev (For possible action) 07/21/26 BCC
NO APPLICANT PRESENT HELD TO JULY 16, 2026 MEETING

13. **WS-26-0317-SANTANA, JOSE GUADALUPE:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.43 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Radwick Drive and north of Whistler Ridge Avenue within Sunrise Manor. TS/rp/ev (For possible action) 07/21/26 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

07/22/26 BCC

14. **AR-26-400056 (WS-24-0562)-BANK WELLS FARGO, NA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce parking; 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.
DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and north of Boulder Highway within Sunrise Manor. TS/rg/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

15. **UC-26-0325-CALERO JOSE RAFAEL YANES & REINOSO LANYS FLEITES:**
USE PERMIT to allow a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) eliminate setback; 4) parking area design access; and 5) alternative driveway geometries in conjunction with a proposed daycare on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located southwest of Consul Avenue and east of Caravelle Street within Sunrise Manor. TS/rp/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimously

16. **WC-26-400035 (ZC-0239-05)-MUNOZ AMBROCIO & PETERSON HELEN**:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study and compliance; 2) right-of-way dedication to include 30 feet for Ringe Lane; 3) right-of-way dedication to also include 40 feet for Alto Avenue; and 4) full off-sites for a previously approved outdoor storage facility on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor. MK/jam/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

17. **UC-26-0179-MUNOZ AMBROCIO & PETERSON HELEN**:
USE PERMITS for the following: 1) outdoor storage and display; and 2) vehicle sales in APZ-1.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) allow a non-decorative fence; 4) increase fence height; 5) reduce driveway width; and 6) waive off-site improvements
DESIGN REVIEW for an existing outdoor storage and display and vehicle sales facility in conjunction with an existing vehicle tow yard on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor. MK/jam/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

18. **WS-26-0180-MUNOZ AMBROCIO & PETERSON HELEN**:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) waive off-site improvements.
DESIGN REVIEW for proposed vehicle maintenance or repair facility and outdoor storage and display on 2.82 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and west of Betty Lane within Sunrise Manor. MK/rg/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

19. WS-26-0332-9 OF A KIND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce back of curb radius; and 2) modified private street sections in conjunction with a proposed single-family residential subdivision on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 2-1

20. **PUD-26-0329-9 OF A KIND, LLC:**
PLANNED UNIT DEVELOPMENT for 337 single-family detached residential lots with modified development standards on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/ev (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

21. **TM-26-500086-9 OF A KIND, LLC:**
TENTATIVE MAP consisting of 337 single-family residential lots and 55 common lots on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action) 07/22/26 BCC
Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 2-1

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 16, 2026

X. Adjournment
The meeting was adjourned at 8:50pm