EP/RD 9/14/26 (10/6/26)

Sunrise Manor Town Advisory Board

August 27, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – Excused Tyler De Larenzo-Planning
Secretary:	Jill Leiva	
County Liaison:	Jorge Ardon Garcia	

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 July 16, 2026 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for August 27, 2026
Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning
08/18/26 PC

1. **PA-26-700028-4796 LAKE MEAD, LLC:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.73 acres. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rk (For possible action) **08/18/26 PC**

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

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COUNTY CLERK

2. **ZC-26-0358-4796 LAKE MEAD, LLC:**
ZONE CHANGE to reclassify 0.86 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action) **08/18/26 PC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

3. **UC-26-0359-4796 LAKE MEAD, LLC:**
USE PERMITS for the following: **1)** vehicle maintenance and repair; and **2)** vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase maximum parking; **3)** allow loading space within front setback; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 1.73 acres in a CG (Commercial General) Zone with the Airport Environs (APZ-2) Overlay. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/hw/kh (For possible action) **08/18/26 PC**
Moved by: Mr. Williams
Action: Approved Use Permit & DENIED Design Review & All Waivers per staff recommendations
Vote: 3-0/Unanimously

4. **WS-26-0353-SANCHEZ MIGUEL & MARIA & PRADO VICTORIANO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.26 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Rock Light Avenue and east of Vermeer Street within Sunrise Manor. TS/rp/cv (For possible action) **08/18/26 PC**

NO APPLICANT PRESENT APPROVED AT THE 8/18/26 PC MEETING

5. **WS-26-0386-ALVAREZ, LAURA GUADALUPE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation for existing and proposed structures in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Everglade Street and south of Tahoe Drive within Sunrise Manor. TS/rp/cv (For possible action) **08/18/26 PC**

NO APPLICANT PRESENT APPROVED AT THE 8/18/26 PC MEETING

09/01/26 PC

6. **WS-26-0446-BARRIGA, RUBEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Boston Avenue and west of Frank Street within Sunrise Manor. TS/ji/kh (For possible action)**09/01/26 PC**
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

09/15/26 PC

7. **UC-26-0473-VIRREY, CRISTINA QUINONEZ & QUINONES, CRISTIAN RODRIGUEZ:**
USE PERMIT for accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separations in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Single-Family Residential 5.2) Zone. Generally located south of Sun Vista Drive and west of Lucky Street within Sunrise Manor. TS/rr/cv (For possible action)**09/15/26 PC**
Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

8. **UC-26-0490-ITH REALTY, LLC:**
USE PERMIT for an emergency and urgent care facility.
DESIGN REVIEW for an emergency and urgent care facility in conjunction with an existing shopping center on a 1.86 acre portion of 10.64 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and west of Sacramento Drive (alignment) within Sunrise Manor. TS/hw/cv (For possible action)**09/15/26 PC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

9. **VS-26-0474-CPT 2644 N LAMB BLVD, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/ji/cv (For possible action) **09/15/26 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

09/16/26 BCC

10. **WS-26-0488-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modify buffering and screening; **3)** reduce loading zone setback; **4)** reduce driveway throat depth; and **5)** modify driveway geometries.
DESIGN REVIEW for a proposed shopping center on 2.48 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action)**09/16/26 BCC**
Moved by: Mr. Williams
Action: Approved with removal of Waivers 1 & 2
Vote: 2-1

11. **TM-26-500110-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.84 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action) **09/16/26 BCC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

12. **UC-26-0462-USA BUREAU LAND MANAGEMENT:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** modified driveway geometries.
DESIGN REVIEW for a proposed communication tower on a portion of 40.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Lake Mead Boulevard and east of Arnona Road within Sunrise Manor. MK/jm/cv (For possible action)**09/16/26 BCC**

Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

13. **UC-26-0467-PLATINUM MANAGEMENT GROUP 14, LLC:**
USE PERMIT for retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** reduce and eliminate buffering and screening; **4)** allow modified parking requirements; **5)** allow attached sidewalks; and **6)** allow modified driveway geometries.
DESIGN REVIEW for a retail building on 0.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Pecos Road and south of Gowan Road within Sunrise Manor. WM/rr/ev (For possible action)**09/15/26 BCC**
Moved by: Mr. Williams
Action: Approved with the REMOVAL of Waiver #3A
Vote: 3-0/Unanimously

14. **WS-26-0352-LOPEZ, BERNARDO RAMOS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometries on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/ev (For possible action)**09/15/26 BCC**

HOLD- NO APPLICANT PRESENT

15. **ZC-26-0459-RICE MELODY A.:**
ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) **09/15/26 BCC**
Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 2-1

16. **WS-26-0460-RICE, MELODY A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** buffering and screening; **3)** waive full off-site improvements; **4)** reduce driveway width; and **5)** reduce throat depth.
DESIGN REVIEW for an industrial yard with outdoor storage on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor. TS/sd/ev (For possible action) **09/15/26 BCC**

Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 2-1

VII. General Business: None

VIII. Public Comment: Mr. Barbeau talked about the program that the city is using to help the homeless Project Neon. The County should do the same because they have already done all the work and it works.

IX. Next Meeting Date: The next regular meeting will be September 10, 2026

X. Adjournment
The meeting was adjourned at 8:37pm