BP/RD 9/2/26 (10/06/26)

Sunrise Manor Town Advisory Board

July 16, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – Excused Lorna Phegley-Planning
Secretary:	Jill Leiva	
County Liaison:	Will 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 July 2, 2026 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for July 16, 2026
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning
07/21/26 PC

1. **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/cv (For possible action) 07/21/26 PC

Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

RECEIVED
SEP 0 2 2026
COUNTY CLERK

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

08/04/26 PC

2. **UC-26-0349-A J M M HOLDINGS, LLC:**
USE PERMITS for the following: **1)** allow manufacturing, light; and **2)** outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** modify residential adjacency standards; and **3)** modify buffering and screening.
DESIGN REVIEW for proposed modifications to an existing office/warehouse facility in conjunction with an existing office/warehouse complex on 0.5 acres within a 13.57 total acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action) 08/04/26 PC

Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 2-1

3. **WC-26-400064 (WS-1564-00)-A J M M HOLDINGS, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring 24 inch box cypress trees every 5 feet in conjunction with an existing office/warehouse complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action) 08/04/26 PC

Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 2-1

08/05/26 BCC

4. **ET-26-400058 (DR-24-0038)-NORTH & NORTH BUSINESS CENTER, LLC:**
DESIGN REIVEW FIRST EXTENSION OF TIME for an office/warehouse and distribution complex on 6.45 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located west of Nellis Boulevard and southeast of Las Vegas Boulevard North within Sunrise Manor. MK/hw/kh (For possible action) 08/05/26 BCC

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

5. **WS-26-0334-ATLAS SIGN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** waive full off-site improvements; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a proposed warehouse on 0.34 acres in an IP (Industrial Park) Zone. Generally located north of Park Street and east of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/05/26 BCC

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

VII. General Business: None

VIII. Public Comment: Mr. Rojas is continuing to help "clean up" Sunrise Manor. Ms. Weaver Commented that the homeless are moving back & forth to different areas (Betty Lane), and That Public Works has been helping when there is an issue.

IX. Next Meeting Date: The next regular meeting will be July 30, 2026

X. Adjournment
The meeting was adjourned at 7:41pm

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