Sunrise Manor Town Advisory Board

October 1, 2026

MINUTES

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

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 September 10, 2026 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for October 1, 2026
Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning
10/06/26 PC

1. **UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:**
USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone . Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action) 10/06/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

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

2. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

3. **UC-26-0548-ROUHIYE ZAYNALI, LLC:**
USE PERMITS for the following **1)** vehicle maintenance and repair**; 2)** vehicle body shop **3)** outdoor storage; and **4)** vehicle sales on 1.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/tpd/cv (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

4. **UC-26-0568-HOLIDAY TRAVEL PARK, LLC:**
USE PERMIT for vehicle maintenance and repair on a portion of 9.31 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/dd/cv (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

5. **WS-26-0576-HERNANDEZ SEBASTIAN MAYO:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single-family residence on 0.92 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Judson Avenue and west of Linn Lane within Sunrise Manor. MK/sd/cv (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

6. **WS-26-0584-TAFOYA JOHN C:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** eliminate and reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Patterson Avenue and west of Carillo Street within Sunrise Manor. TS/rp/cv (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

7. **PA-26-700040-KBRM02, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 3.72 acres. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/gc (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

8. **ZC-26-0565-KBRM02, LLC:**
ZONE CHANGE to reclassify 3.72 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor (description on file). MK/gc (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

9. **UC-26-0566- KBRM02, LLC:**
USE PERMIT for truck parking and staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; and **2)** modified residential adjacency standards.
DESIGN REVIEWS for the following: **1)** truck parking and staging; and **2)** outdoor storage on 3.72 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/rr/cv (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

10/21/26 BCC

10. **ET-26-400077 (UC-24-0274)-GOLDEN BAR N LOUNGE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located west of Nellis Boulevard and south of Stanley Avenue within Sunrise Manor. TS/lm/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

11. **ET-26-400079 (ZC-23-0931)-CHARLES LAMB, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced parking; and **2)** reduced street landscaping.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a restaurant; and **3)** a multi-family residential development on 3.20 acres in a CG (Commercial General) Zone and an RM50 (Residential Multi-Family 50) Zone. Generally located south of Charleston Boulevard and east of Lamb Boulevard within Sunrise Manor. TS/hw/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

12. **UC-26-0579-PEREZ ROBERTO & GONZALEZ FRANCISCO E:**
USE PERMITS for the following: **1)** outdoor storage and display; and **2)** livestock, small.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate street landscaping; **3)** reduce gate setback; **4)** eliminate the drainage study; and **5)** waive full off-site improvements.
DESIGN REVIEW for outdoor storage and display and related retail on 2.37 acres in an IP (Industrial Park) Zone with the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/sd/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

13. **WS-26-0544-HAMPTON APTS, INC.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a commercial pan driveway to remain; and **2)** traffic study and compliance.

DESIGN REVIEW for modifications to an existing multi-family residential development on 24.13 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and east of Nellis Boulevard within Sunrise Manor. JG/jm/cv (For possible action) 10/21/26 BCC

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

14. **ZC-26-0501-DIAMOND ALTO, LLC:**

ZONE CHANGE to reclassify 2.1 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/rk/cv (For possible action) 10/21/26 BCC

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

15. **WS-26-0502-DIAMOND ALTO, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow an attached sidewalk; and **6)** alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse complex on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action) 10/21/26 BCC

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

16. **TM-26-500116-DIAMOND ALTO, LLC:**

TENTATIVE MAP consisting of 1 industrial lot on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action) 10/21/26 BCC

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

17. **ZC-26-0560-PROPERTY PROJECT 74:**

ZONE CHANGE to reclassify a 0.58 acre portion of 2.11 acres from an RS20 (Residential Single-Family 20) Zone and an RM32 (Residential Multi-Family 32) Zone to a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Street within Sunrise Manor (description on file). TS/rk (For possible action) 10/21/26 BCC

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

18. **VS-26-0561-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Harris Avenue located between Nellis Boulevard and Betty Lane within Sunrise Manor (description on file). TS/jud/cv (For possible action) 10/21/26 BCC

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

19. **UC-26-0562-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:**
USE PERMITS for the following: **1)** vehicle wash; and **2)** vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase maximum parking; **3)** modify residential adjacency standards; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 3.50 acres in a CG (Commercial General) Zone. Generally located on the east side of Nellis Boulevard and north side of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

20. **TM-26-500129-LAMB INDUSTRIAL CONDOS, LLC & NELLIS HARRIS REVERSE, LLC:**
TENTATIVE MAP consisting of 1 lot on 3.50 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be October 15, 2026

X. Adjournment
The meeting was adjourned at 8:45pm