



Sunrise Manor Town Advisory Board

July 31, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan –EXCUSED Kevin Williams-PRESENT Dane Tomaso- Planning Vivian Kalarski- Comprehensive Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	assistant Gloria Wells	

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 the July 10, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for July 31, 2025

Moved by: Earl Barbeau

Action: Approved with removal of items 8 & 9

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

08/05/25 PC

1. **WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)08/05/25 PC
Moved by: Mr. Harry Williams
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

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

08/06/25 BCC

2. **ZC-25-0431-CABRERA ESWIN:**
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)08/06/25 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

3. **UC-25-0432-CABRERA, ESWIN:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; **2)** modify residential adjacency standards; **3)** waive off-site improvements (curb, gutter, and sidewalks); and **4)** allow residential pan driveways.
DESIGN REVIEW for an outdoor storage facility on 0.54 acres in an IP (Industrial Park) Zone.
Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/06/25 BCC
Moved by: Mr. Barbeau
Action: Approved with if approved conditions
Vote: 4-0/Unanimous

08/19/25 PC

4. **ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** allow accessory structures established prior to the primary structure; **2)** allow a non-decorative fence; and **3)** increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/tpd/cv (For possible action)08/19/25 PC

HELD TO AUGUST 14, 2025 MEETING NO APPLICANT PRESENT

5. **UC-25-0500-SUNNY PROPERTIES, INC.:**
USE PERMIT to allow vehicle maintenance and repair in conjunction with an existing warehouse complex on a portion of 2.28 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located north of Cecile Avenue and east of Marco Street within Sunrise Manor. MK/jud/cv (For possible action)08/19/25 PC
Moved by: Mr. Harry Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

08/20/25 BCC

6. **VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**
VACATE AND ABANDON a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)08/20/25
Moved by: Mr. Harry Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

7. **UC-25-0495-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; and **3)** modified residential adjacency standards.
DESIGN REVIEW for a proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor. TS/hw/cv (For possible action)08/20/25 BCC
Moved by: Ms. Cosgrove
Action: Approved per staff with if approved conditions & work w/ neighbors re: neighbors existing wall on east side
Vote: 4-0/Unanimous

8. **ZC-25-0400-FOUNDATION CHRISTIAN CENTER:**
ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)

NO ACTION TAKEN ALREADY WENT TO BCC

9. **WS-25-0401-FOUNDATION CHRISTIAN CENTER:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action)

NO ACTION TAKEN ALREADY WENT TO BCC

VII. General Business: None

VIII. Public Comment: A neighbor had questions about the item held.

IX. Next Meeting Date: The next regular meeting will be August 14, 2025

X. Adjournment
The meeting was adjourned at 7:46 pm