



## Sunrise Manor Town Advisory Board

July 10, 2025

### MINUTES

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Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-EXCUSED	Stephanie Jordan –EXCUSED Kevin Williams-PRESENT Brady Bernhart- Planning
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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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 June 12, 2025 Minutes

**Moved by: Earl Barbeau**

**Action: Approved**

**Vote: 3-0/Unanimous**

IV. Approval of Agenda for July 10, 2025

**Moved by: Earl Barbeau**

**Action: Approved with Items 1, 14 & 15 Being Held**

**Vote: 3-0/Unanimous**

V. Informational Items: None

## VI. Planning & Zoning

07/15/25 PC

1. **WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:**  
**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) 07/15/25 PC

**HELD PER APPLICANTS REQUEST**

**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

07/16/25 BCC

2. **WC-25-400060 (ZC-23-0309)-SOUTH NELLIS PSH, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring an 8 foot tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor. TS/rr/cv (For possible action) 07/16/25 BCC  
**Moved by: Mr. Barbeau**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/Unanimous**
3. **WS-25-0397-ROMERO SUGEY & MARTINEZ CELESTINO:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor. TS/rp/cv (For possible action) 07/16/25 BCC  
**Moved by: Mr. Kevin Williams**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/Unanimous**
4. **WS-25-0404-W S B INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** eliminate pedestrian walkways; and **3)** allow existing driveways to remain.  
**DESIGN REVIEW** for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv (For possible action) 07/16/25 BCC  
**Moved by: Mr. Kevin Williams**  
**Action: Approved Design Review & Waivers #1 & #2. DENIED Waiver #3**  
**Vote: 3-0/Unanimous**
5. **ZC-24-0585-RENTERIA, IDALIA P.:**  
**ZONE CHANGE** to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action) 07/16/25 BCC  
**Moved by: Mr. Kevin Williams**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/Unanimous**
6. **UC-25-0399-RENTERIA, IDALIA P.:**  
**USE PERMIT** for large livestock.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce principal structure setbacks; **2)** reduce accessory structure setbacks; and **3)** eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC  
**Moved by: Mr. Barbeau**  
**Action: Approved the Use Permit & Waivers 1A, 2 & 3. DENIED Waiver 1B**  
**Vote: 3-0/Unanimous**
7. **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) 07/16/25 BCC  
**HELD TO THE JULY 31, 2025 MEETING**
8. **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) 07/16/25 BCC  
**HELD TO THE JULY 31, 2025 MEETING**

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KEVIN SCHILLER, County Manager

08/05/25 PC

9. **PA-25-700028-T-BIRD PLAZA, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action) 08/05/25 PC  
**Moved by: Mr. Kevin Williams**  
**Action: Adopted per staff recommendations**  
**Vote: 3-0/Unanimous**
10. **ZC-25-0430-T-BIRD PLAZA, LLC:**  
**ZONE CHANGE** to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action) 08/05/25 PC  
**Moved by: Mr. Kevin Williams**  
**Action: Adopted per staff recommendations**  
**Vote: 3-0/Unanimous**
11. **WS-25-0436-RODRIGUEZ MA DE JESUS TORRES & CISNEROS ALONDRA ESMERALDA & SERGIO GERBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation between existing accessory structures; **2)** reduce setbacks; and **3)** increase the height of the front wall in conjunction with an existing single-family residence on 0.82 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of Sherwin Lane and north of Owens Avenue within Sunrise Manor. TS/nai/kh (For possible action) 08/05/25 PC  
**Moved by: Ms. Cosgrove**  
**Action: Approved Waivers 1A-D & 2, Denied Waiver #3**  
**Vote: 3-0/Unanimous**

08/06/25 BCC

12. **ET-25-400070 (UC-23-0281)-LAKE MEAD CAPITAL MANAGEMENT, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a vehicle wash.  
**DESIGN REVIEWS** for the following: **1)** commercial center; and **2)** finished grade on 4.3 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/rk/kh (For possible action) 08/06/25 BCC  
  
**Moved by: Mr. Kevin Williams**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/Unanimous**
13. **UC-25-0457-OI-LINDBROOK BETTY, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** waive off-site improvements (sidewalks); and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for an outdoor storage and display facility with an accessory warehouse on 4.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Betty Lane and south of Alto Avenue within Sunrise Manor. MK/mh/kh (For possible action) 08/06/25 BCC  
  
**Moved by: Mr. Kevin Williams**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/Unanimous**
14. **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

#### HELD PER APPLICANTS REQUEST

15. **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 and display 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

**HELD PER APPLICANTS REQUEST**

- VII.** General Business: None
- VIII.** Public Comment: A neighbor Al Rojas informed everyone that it is now a violation to live in an Rv/camper on the street and is advising everyone to report it on the Fixit app. Jessica Saxton & Tanawah Downing spoke re: paying public officials to disobey the law is unconstitutional (please see the attached. Phyllis Weaver (a neighbor), was reporting a knocked down light.water
- IX.** Next Meeting Date: The next regular meeting will be July 31, 2025
- X.** Adjournment  
The meeting was adjourned at 7:31 pm

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