



Sunrise Manor Town Advisory Board

February 12, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Michael Huling- Planning
Secretary: County Liaison:	Jill Leiva Beatriz Martinez	

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 January 29, 2026 Minutes

Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for February 12, 2026

Moved by: Mr. Barbeau
Action: Approved with item #5 held & #3 & #4 combined
Vote: 3-0/Unanimous

V. Informational Items: Commissioners Segerblom & Gibson are having a Spring Job Fair March 13th From 10am-3pm at the Las Vegas Convention Center -West Hall. There will be free childcare & Interviews on the spot.

VI. Planning & Zoning

03/03/26 PC

1. UC-25-0898-LAKE MEAD SQUARE, LLC:

USE PERMIT for personal services (gym) in conjunction with an existing shopping center on 2.59 acres in a CG (Commercial General) Zone within the Airport Environs (APZ-2) Overlay. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rr/kh (For possible action) **03/03/26 PC**

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

2. VS-26-0001-VAZQUEZ-ABITIA, ELESDESMO & FRAUSTO-MALDONADO, GABRIELA:

VACATE AND ABANDON easements of interest to Clark County located between Hollywood Boulevard and Easement Lane, and Owens Avenue and Hathaway Drive within Sunrise Manor (description on file). MK/rp/kh (For possible action)**03/03/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

03/04/26 BCC

3. ZC-25-0902-BABCOCK RIVERWALK, LLC:

ZONE CHANGE to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/rk (For possible action)**03/04/26BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

4. UC-25-0903-BABCOCK RIVERWALK, LLC:

USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce buffering and screening.

DESIGN REVIEW for proposed outdoor storage and display and proposed truck parking or staging on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs Overlay (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/sd/kh (For possible action) **03/04/26 BCC**

Moved by: Mr. Williams

Action: Approved with if approved recommendations

Vote: 3-0/Unanimously

5. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence/wall height; 3) allow an attached sidewalk; 4) waive off-site improvements (sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action) **03/04/26BCC**

HELD UNTIL THE MARCH 12TH TAB MEETING

6. WS-26-0017-T & P INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and alternative screening; 3) reduce minimum height for security wire in conjunction with a non-decorative security fence (chain-link); 4) increase fence height; 5) allow an existing non-decorative (chain-link) fence; 6) reduce access gate setback; 7) reduce approach distance; 8) reduce throat depth; and 9) allow existing pan driveways. **DESIGN REVIEW** for accessory structures (storage containers) in conjunction with an existing office/warehouse building on 0.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Marion Drive and south of Melvin Street within Sunrise Manor. TS/md/kh (For possible action) **03/04/26 BCC**

Moved by: Mr. Williams

Action: Approved with if approved conditions & a 2 year review upon occupancy.

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

VII. General Business: None

VIII. Public Comment: A neighbor came in to find help. Nellis & Flamingo near Sams Town has an encampment of homeless people. The area has gotten bad and the neighbors are afraid to go out at night.

IX. Next Meeting Date: The next regular meeting will be February 26, 2026

X. Adjournment
The meeting was adjourned at 7:15pm

DRAFT