



Sunrise Manor Town Advisory Board

November 13, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Kevin Williams- EXCUSED Judy Rodriguez- Planning Joelen Isfatt & Jennifer Leslie-Planning
Secretary:	Jill Leiva	
County Liaison:	William 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 October 30, 2025 Minutes

Moved by: Earl Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for November 13, 2025

Moved by: Harry Williams

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/02/25 PC

1. **PA-25-700045–FB RIVIERA, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

Moved by: Sondra Cosgrove

Action: Adopted per staff recommendations

Vote: 3-0/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

2. **ZC-25-0736-FB RIVIERA, LLC:**
ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)
Moved by: Sondra Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
3. **WS-25-0709-CISNEROS RUBEN H:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; **2)** reduce building separation; and **3)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)
HOLD NO APPLICANT PRESENT
- 12/03/25 BCC**
4. **WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase maximum parking; **2)** allow an attached sidewalk; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/mh/kh (For possible action).
Moved by: Harry Williams
Action: Approved
Vote: 3-0/Unanimous
5. **ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:**
ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
Moved by: Harry Williams
Action: Approved w/ condition that there are no roosters, max 4 horses & no other large livestock allowed
Vote: 2-1
6. **ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:**
ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Marion Drive within Sunrise Manor (description on file). MK/jgh (For possible action)
Moved by: Harry Williams
Action: Approved per staff recommendations
Vote: 2-1
7. **VS-25-0738-DUGGANNY HOLDINGS L L C-SERIES II:**
VACATE AND ABANDON a portion of a right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/md/kh (For possible action)
Moved by: Sondra Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
8. **UC-25-0739-DUGGANNY HOLDINGS LLC-SERIES II:**
USE PERMITS for the following: **1)** outdoor storage; and **2)** truck parking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase maximum parking; **2)** eliminate parking lot landscaping; **3)** allow attached sidewalks; **4)** allow an existing pan driveway; and **5)** eliminate throat depth.
DESIGN REVIEWS for the following: **1)** outdoor storage; **2)** truck parking; and **3)** all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and

vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, and APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor. MK/md/kh (For possible action)

Moved by: Harry Williams

Action: DENIED: All Waivers, Design Review #1 & Use Permit #1. APPROVED: Use permit #2 & Design Review #2 & #3 per staff recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: Al Rojas wanted to thank Comm. Kirkpatrick for helping clean up the RV situation on Cheyenne & Nellis Blvd. Rose Marie Groback was commenting on the speeding On Hollywood (Limit is 35mph). Earl Barbeau mentioned that the new stop sign & blinking light on Stuart & Hollywood is much better & believes it is helping.

IX. Next Meeting Date: The next regular meeting will be December 11, 2025

X. Adjournment
The meeting was adjourned at 8:07pm

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