



Sunrise Manor Town Advisory Board

March 12, 2026

MINUTES

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

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:40 p.m.

II. Public Comment:Mr. Rojas stated that he is against the development items #5-9.

III. Approval of February 26, 2026 Minutes

Moved by: Ms. Jordan
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for March 12, 2026

Moved by: Ms. Jordan
Action: Approved w/ Items 5-9 being combined
Vote: 3-0/Unanimous

V. Informational Items: Commissioners Segerblom & Commissioner Gibson are having a Spring Job Fair March 13th from 10am-3pm at the Las Vegas Convention Center -West Hall.

VI. Planning & Zoning

03/04/26 BCC

- WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:AMENDED WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as 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) **03/04/26 BCC**

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

03/17/26 PC

2. UC-26-0049-2925 FREMONT HOLDINGS, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce buffering and screening; 3) eliminate street landscaping; and 4) fence.

DESIGN REVIEW for an outdoor storage on 0.46 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/sd/cv (For possible action) **03/17/26 PC**

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

04/07/26 PC

3. UC-26-0110-1224 BARRINGTON PROPERTIES, LLC ETAL & 2620 S BARRINGTON PROPERTIES, LLC:

USE PERMIT to allow a banquet facility in conjunction with an existing industrial complex on a portion of 4.3 acres in an IP

(Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located east of Walnut Road and north of Cecile Avenue within Sunrise Manor. WM/lm/kh (For possible action) **04/07/26 PC**

Moved by: Mr. Williams
Action: Approved per staff recommendations w/ condition that not loitering allowed outside.
Vote: 3-0/Unanimously

04/08/26 BCC

4. ET-26-400011 (WS-23-0464)-MATTHEW1720, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce driveway throat depth.

DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located west of Marion Drive and north of Judson Avenue within Sunrise Manor. TS/jud/kh (For possible action)**04/08/26 BCC**

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

5. ZC-26-0084-ORVPP TRUST & KUMAR RASMI TRS:

ZONE CHANGE to reclassify 1.59 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Betty Lane and north of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action) **04/08/26 BCC**

Moved by: Mr. Williams
Action: Denied per staff recommendations
Vote: 2-1

6. VS-26-0090-ORVPP TRUST & KUMAR RASMI TRS:

VACATE AND ABANDON a portion of right-of-way being Owens Avenue located between Betty Lane and Sherwin Lane, a portion of right-of-way being Betty Lane located between Owens Avenue and Kell Lane, and a portion of right-of-way being Sherwin Lane located between Owens Avenue and Kell Lane within Sunrise Manor (description on file). TS/bb/kh (For possible action)**04/08/26 BCC**

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

7. WS-26-0085-ORVPP TRUST & KUMAR RASMI TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; 2) reduce street intersection offset; and 3) allow attached sidewalks in conjunction with a proposed single-family attached residential development on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action) **04/08/26**

Moved by: Mr. Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

8. PUD-26-0089-ORVPP TRUST & KUMAR RASMI TRS:

PLANNED UNIT DEVELOPMENT for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action) **04/08/26 BCC**

Moved by: Mr. Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

9. TM-26-500024-ORVPP TRUST & KUMAR RASMI TRS:

TENTATIVE MAP consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action) **04/08/26 BCC**

Moved by: Mr. Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: Mr. Rojas commented that it's nice that we can email our commissioners About items on the agenda that they don't agree with, Warren Graves wanted to thank the board For doing a great job. Mr. Barbeau commented on the traffic on Hollywood Blvd.

IX. Next Meeting Date: The next regular meeting will be April 2, 2026

X. Adjournment
The meeting was adjourned at 8:42pm

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