



Sunrise Manor Town Advisory Board

January 15, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Kevin Williams- EXCUSED Lorna Phegley- 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 6:30 p.m.

II. Public Comment: None

III. Approval of December 11, 2025 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for January 15, 2026

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

01/20/26 PC

1. PA-25-700050-SINGAL VINEY & DUGGAL AMRISH & SARITA:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/gc (For possible action) 01/20/26 PC

Moved by: Mr. Williams

Action: Adopted per staff recommendations

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

2. ZC-25-0790-SINGAL VINEY & DUGGAL AMRISH & SARITA:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/gc (For possible action) **01/20/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

3. WS-25-0791-SINGAL VINEY & DUGGAL AMRISH & SARITA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce curb return radius.

DESIGN REVIEWS for the following: 1) alternative yards; and 2) a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action) **01/20/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 2-1

4. TM-25-500196-SINGAL VINEY & DUGGAL AMRISH & SARITA:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action) **01/20/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 2-1

01/21/26 BCC

5. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

6. WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved Design Review ONLY (Waivers were removed per letter from planning)

Vote: 3-0/Unanimously

7. ZC-25-0815-FOLKS BROTHERS INVESTMENTS, LLC:

ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

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

02/03/26 PC

8. ET-25-400135 (WS-24-0547)-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND 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 RS20) Zone. Generally located on the west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved with 6month review to address code enforcement issues.

Vote: 3-0/Unanimously

9. UC-25-0865-NEPTUNE ENTERPRISES, LLC:

USE PERMIT for a vehicle paint/body shop in conjunction with an existing warehouse on 0.54 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Lamont Street and north of Alto Avenue within Sunrise Manor. **01/21/26 BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: Al Rojas commented on the Nuisance properties in Sunrise Manor. Mr. Williams mentioned that there is a crosswalk between Bonanza & Stuart that needs the Flashing lights for safety.

IX. Next Meeting Date: The next regular meeting will be January 29, 2026

X. Adjournment
The meeting was adjourned at 8:05pm

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