



## Sunrise Manor Town Advisory Board

January 16, 2025

### MINUTES

---

Board Members:      Harry Williams – Chair –PRESENT      Stephanie Jordan –PRESENT  
                                 Sondra Cosgrove-Vice Chair-PRESENT      Kevin Williams-PRESENT  
                                 Earl Barbeau-Member – PRESENT      Matt Young- Planning

Secretary:              Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
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 the December 12, 2025 Minutes

**Moved by: Mr. Barbeau**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

IV.     Approval of Agenda for January 16, 2025

**Moved by: Ms. Cosgrove**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

V.      Informational Items: None

VI.      

# Planning & Zoning

01/22/25 BCC

1.      **DR-24-0685-DURRETT, RIANA & OHRENSCHALL, JAMES:**

**DESIGN REVIEW** for an access gate on 1.92 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on Linden Avenue, 445 feet east of Los Feliz Street within Sunrise Manor. TS/sd/kh (For possible action)**01/22/25 BCC**

**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/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. **WS-24-0614-DIS & DAT, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** allow non-decorative fence/wall; **3)** increase fence height; **4)** eliminate the access gate setback; **5)** full off-site improvements; and **6)** allow an attached sidewalk.  
**DESIGN REVEIW** for accessory structures in conjunction with an existing salvage yard on 4.73 acres in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70 & APZ-1) Overlays.  
Generally located on the west side of Bledsoe Lane, 1,000 feet south of Alto Avenue within Sunrise Manor. MK/tpd/kh (For possible action) **01/22/25 BCC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED with condition that alternative landscaping is agreed upon w/ Commissioner Kirkpatrick.**  
**Vote: 5-0/unanimous**

**02/04/25 PC**

3. **VS-24-0729-KB HOME LAS VEGAS, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action) **02/04/25 PC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/unanimous**

**02/05/25 BCC**

4. **ZC-24-0705-MATHIS LIVING TRUST & MATHIS, SAMUEL ANDREW & NATALIE M. TRS:**  
**ZONE CHANGE** to reclassify 1.76 acres from an RS20 (Residential Single-Family 20) (APZ-2 & AE-65) Zone to an IL (Industrial Light) (APZ-2 & AE-65) Zone for a future light industrial development. Generally located on the south side of Judson Avenue, 640 feet west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) **02/04/25 BCC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/unanimous**
5. **ZC-24-0727-S Z INCOME TRUST & BOHN, MICHAEL F. TRS:**  
**ZONE CHANGE** to reclassify a portion of 9.87 acres from an IP (Industrial Park) Zone and an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor (description on file). MK/gc (For possible action) **02/05/25 BCC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/unanimous**
6. **UC-24-0726-SZ INCOME TRUST & BOHN, MICHAEL F. TRS:**  
**USE PERMITS** for the following: **1)** a vehicle paint/body shop; and **2)** outdoor storage and display.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase parking.  
**DESIGN REVIEWS** for the following: **1)** a parking lot (commercial vehicles); and **2)** outdoor storage and display in conjunction with an existing office/warehouse and vehicle maintenance/repair facility on 9.87 acres site in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor. MK/dd/kh (For possible action) **02/05/25 BCC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/unanimous**

7. **ZC-24-0742-JIMENEZ PROPERTIES GROUP, LLC:**  
**ZONE CHANGE** to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor (description on file). WM/mc (For possible action) **02/05/25 BCC**

**Moved by: Ms. Jordan**  
**Action: APPROVED per staff recommendations**  
**Vote: 5-0/unanimous**

8. **UC-24-0743-JIMENEZ PROPERTIES GROUP, LLC:**  
**USE PERMIT** to allow a vehicle maintenance and repair facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative buffering and screening.  
**DESIGN REVIEW** for a vehicle maintenance and repair facility on 0.6 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor. WM/jor/kh (For possible action) **02/05/25 BCC**

**Moved by: Ms. Jordan**  
**Action: APPROVED**  
**Vote: 5-0/unanimous**

- VII.** General Business: Sondra Cosgrove was voted unanimously as the new Chair & Mr. Barbeau was voted unanimously as the new Vice-Chair. Ms. Martinez informed the board members that there were no changes to the previous Bylaws and if there were any questions.
- VIII.** Public Comment: Neighbor Mr. Rojas commented about the accidents on Lake Mead Blvd. & Said he was going to work on getting the speed limit lowered. Another neighbor Mr. Harper was Asking how to go about getting a traffic light on Hollywood Blvd. & Stewart. Mr. Williams was Commenting on some of the roads in poor condition. Mr. Barbeau commented that the work on Nellis & Carey is looking very nice.
- IX.** Next Meeting Date: The next regular meeting will be January 30, 2025
- X.** Adjournment  
The meeting was adjourned at 8:00 pm