



# Sunrise Manor Town Advisory Board

February 13, 2025

## MINUTES

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Board Members:        Sondra Cosgrove – Chair –PRESENT        Stephanie Jordan –EXCUSED  
                                 Earl Barbeau-Vice Chair-PRESENT        Kevin Williams-PRESENT  
                                 Harry Williams-Member – PRESENT        Tyler De Lorenzo- Planning

Secretary:                Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison:        Beatriz Martinez

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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 January 30, 2025 Minutes

**Moved by: Mr. Williams**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

IV.        Approval of Agenda for February 13, 2025

**Moved by: Ms. Williams**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

V.        Informational Items: Ms. Dennis informed the board that the RTC Nellis AFB Transportation Draft Final Report is available for public review & comment through March 5, 2025.

VI.        

# Planning & Zoning

02/19/25 BCC

1.        **ZC-25-0014-SHAQUILLE O'NEAL FOUNDATION:**

**ZONE CHANGE** to reclassify 4.81 acres from an RS2 (Residential Single-Family 2) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) 2/19/25 BCC

**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

Moved by: Harry Williams  
Action: APPROVED per staff recommendations  
Vote: 4-0/unanimous

2. **VS-25-0013-SHAQUILLE O'NEAL FOUNDATION:**  
**VACATE AND ABANDON** a portion of right-of-way being Kell Lane located between Lamb Boulevard and Metamora Street (alignment) within Sunrise Manor (description on file). TS/dd/kh (For possible action)**02/19/25 BCC**

Moved by: Harry Williams  
Action: APPROVED per staff recommendations  
Vote: 4-0/unanimous

3. **UC-25-0012-SHAQUILLE O'NEAL FOUNDATION:**  
**USE PERMIT** for a recreational facility (sports field).  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a quasi-public facility (boys & girls club) on 4.81 acres in a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor. TS/dd/kh (For possible action) **2/19/25 BCC**

Moved by: Harry Williams  
Action: APPROVED with if approved conditions  
Vote: 4-0/unanimous

03/04/25 PC

4. **WS-25-0001-VARGAS, KARLA P MORALES:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Longfellow Street, 195 feet south of Timberlodge Lane within Sunrise Manor. WM/my/kh (For possible action)**03/04/25 PC**

Moved by: Kevin Williams  
Action: APPROVED  
Vote: 4-0/unanimous

03/05/25 BCC

5. **ET-24-400147 (UC-23-0138)-KINGSBARN L M G PETROL INVESTMENTS, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** convenience store; **2)** reduced separation from a convenience store to a residential use; **3)** gasoline station; and **4)** reduced separation from a gasoline station to a residential use.  
**DESIGN REVIEWS** for the following: **1)** convenience store with gasoline sales; and **2)** restaurant with drive-thru on 2.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/nai/kh (For possible action) **03/05/25 BCC**

Moved by: Harry Williams  
Action: APPROVED per staff recommendations  
Vote: 4-0/unanimous

6. **UC-25-0019-STANLEY INVESTMENT, LLC:**  
**USE PERMIT** to allow a cannabis establishment (cultivation facility).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)**03/05/25 BCC**

Moved by: Harry Williams  
Action: APPROVED per staff recommendations  
Vote: 4-0/unanimous

7. **UC-25-0020-STANLEY INVESTMENT, LLC:**  
**USE PERMIT** to allow a cannabis establishment (production facility).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

**Moved by: Harry Williams**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**

8. **UC-25-0021-STANLEY INVESTMENT, LLC:**  
**USE PERMIT** to allow a cannabis establishment (distributor) in conjunction an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

**Moved by: Harry Williams**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**

9. **ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:**  
**ZONE CHANGE** to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action) **03/05/25 BCC**

**Moved by: Harry Williams**  
**Action: APPROVED per staff recommendations**  
**Vote: 3-1**

10. **UC-25-0023-PLATINUM MANAGEMENT GROUP 14, LLC:**  
**USE PERMITS** for the following: **1)** gas station; and **2)** retail.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** buffering and screening; **3)** modify residential adjacency standards (trash enclosure); **4)** allow attached sidewalks; **5)** allow modified driveway design standards; and **6)** allow modified street standards.  
**DESIGN REVIEWS** for the following: **1)** a retail building; and **2)** gas station on 0.55 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. WM/bb/kh (For possible action) **03/05/25 BCC**

**Moved by: Harry Williams**  
**Action: APPROVED with if approved staff conditions**  
**Vote: 3-1**

**VII.** General Business: None

**VIII.** Public Comment: Mr. Rojas wanted to thank Commissioner Segerblom’s “team” for helping out with the homeless problem in his district. He then commented that Commissioner Kirkpatrick’s team should do the same & mentioned 1 homeless lady in particular, turns out she seems to not want help. Other attendees know this woman.

**IX.** Next Meeting Date: The next regular meeting will be February 27, 2025

**X.** Adjournment  
The meeting was adjourned at 7:45 pm