



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 12, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Sondra Cosgrove, Chair
Earl Barbeau, Vice-Chair
Kevin Williams, Member
Harry Williams, Member
Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 29, 2025. (For possible action)
- IV. Approval of the Agenda for June 12, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

07/01/25 PC

- 1. **VS-25-0353-PROLOGIS LP:**
VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Ables Lane (alignment) within Sunrise Manor (description on file). MK/lm/kh (For possible action) 07/01/25 PC
- 2. **WS-25-0379-ARITA, SANDRA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** reduce setbacks; and **2)** reduce separation for existing accessory living quarters and an existing accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Olive Street and west of Broadalbin Drive within Sunrise Manor. TS/nai/kh (For possible action) 07/01/25 PC

07/02/25 BCC

- 3. **WS-25-0371-WILLIAM LYON HOMES, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/bb/kh (For possible action) 07/02/25 BCC

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: June 26, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

May 29, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan –PRESENT Kevin Williams-PRESENT Roxy Paez- Planning Vivian Kalarski Planning Commissioner
Secretary:	Jill Leiva 702 334-6892 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 May 15, 2025 Minutes

Moved by: Harry Williams

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for May 29, 2025

Moved by: Harry Williams

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

06/03/25 PC

1. **WS-25-0192-3591 BOULDER HIGHWAY, LLC:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.

DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action) 06/03/25 PC

Moved by: Harry Williams

Action: Denied 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

06/04/25 BCC

2. **ZC-25-0309-4400 NLVB, LLC:**
ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action) 06/04/25 BCC
Moved by: Kevin Williams
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
3. **DR-25-0287-4400 NLVB, LLC:**
DESIGN REVIEW for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/kh (For possible action) 06/04/25 BCC
Moved by: Kevin Williams
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

06/17/25 PC

4. **PA-25-700024-MOSAIC NINE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/gc (For possible action) 06/17/25 PC
Moved by: Harry Williams
Action: Approved with the condition that there will be a maximum of 44 lots
Vote: 5-0/Unanimous
5. **ZC-25-0337-MOSAIC NINE, LLC:**
ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/gc (For possible action) 06/17/25 PC
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
6. **VS-25-0336-MOSAIC NINE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (For possible action) 06/17/25 PC
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
7. **WS-25-0338-MOSAIC NINE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) reduce and eliminate driveway separation.
DESIGN REVIEW for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action) 06/17/25 PC
Moved by: Ms. Jordan
Action: Approved landscaping placed per title 30 & ask HOA that it be maintained
Vote: 5-0/Unanimous
8. **TM-25-500084-MOSAIC NINE, LLC:**
TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action) 06/17/25 PC
Moved by: Ms. Jordan
Action: Approved with condition that there be a maximum of 44 lots
Vote: 5-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

9. **VS-25-0312-9 OF A KIND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action) 06/17/25 PC
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
10. **WS-25-0318-RIVERA RUBEN & SHAWN-MELANI LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for an existing accessory structure (shed) in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Halvern Avenue, 550 feet west of Linn Lane within Sunrise Manor. TS/tpd/cv (For possible action) 06/17/25 PC
Moved by: Kevin Williams
Action: Approved
Vote: 5-0/Unanimous
- 06/18/25 BCC
11. **UC-25-0254-GONZALEZ, MARCELINO:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.
DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action) 06/18/25 BCC
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 5-0/Unanimous
12. **UC-25-0322-NEVADA PROPERTY WEST, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action) 06/18/25 BCC
Moved by: Kevin Williams
Action: Approved
Vote: 5-0/Unanimous
13. **UC-25-0344-VJ NETWORK, LLC:**
USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action) 06/18/25 BCC
Moved by: Ms. Jordan
Action: Denied (to close to school & several neighbors against present)
Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: Phyllis Weaver commented that sometimes planning is more worried about Rules then what is correct & that it doesn't make sense to rip up sidewalk to add landscaping & Add the sidewalks again.

IX. Next Meeting Date: The next regular meeting will be June 12, 2025

X. Adjournment
The meeting was adjourned at 8:29 pm

BOARD OF COUNTY COMMISSIONERS
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JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0353-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Ables Lane (alignment) within Sunrise Manor (description on file). MK/lm/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-401-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of drainage easements located on the subject property. The applicant states the drainage easements are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0204	A vacation and abandonment of a portion of Colton Avenue	Approved by PC	July 2024
WS-24-0203	Waiver for reduced landscaping; design review for the expansion of an existing outside storage area in conjunction with a freight transfer building	Approved by PC	July 2024
VC-0769-00	Appeal variance to waive landscaping alongside property lines and permit a solid 8 foot metal fence with 2 feet of security wire	Approved by BCC	August 2000
ZC-0542-99	Reclassified 10.2 acres from R-E to M-1 zoning for freight transfer station; use permit for a 7,600 square foot office building	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75 & AE-70)	Single-family residential
South	Business Employment	IL (AE-80 & APZ-2)	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP (AE-75, AE-80, & APZ-2)	Undeveloped
West	Business Employment	IL (AE-75 & APZ-2)	Warehouse

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of drainage easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR ERDMANN

CONTACT: TAYLOR ERDMANN, KIMLEY-HORN, ATTN: TAYLOR ERDMANN, 6671
S. LAS VEGAS BOULEVARD, SUITE 320, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-08-401-007

PROPERTY ADDRESS/ CROSS STREETS: E COLTON AVENUE AND MARION DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of the existing private variable drainage easement. A new private drainage easement will be granted in its place to accompany the adjusted drainage pattern that was needed during the Technical Drainage Study phase of this project.

PROPERTY OWNER INFORMATION

NAME: PROLOGIS LP
ADDRESS: 4650 E CHEYENNE AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115
TELEPHONE: N/A CELL: N/A EMAIL: MAPRICE@SAIA.COM

APPLICANT INFORMATION

NAME: PROLOGIS LP
ADDRESS: 4650 E CHEYENNE AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: N/A CELL: N/A EMAIL: MAPRICE@SAIA.COM

CORRESPONDENT INFORMATION

NAME: KIMLEY-HORN AND ASSOCIATES (JON WAKENHUT)
ADDRESS: 6671 S LAS VEGAS BOULEVARD #320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-731-2779 CELL: _____ EMAIL: JON.WAKENHUT@KIMLEY-HORN.COM

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Lisa M. Brady
Property Owner (Print)

1/4/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-25-0353

PC MEETING DATE 7-1-2025

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]

DATE 4-29-2025

1200

DATE 6-12-2025

APR-25-100368



April 28, 2025
KH Project No. 291374001

Clark County Public Works
500 S Grand Central Parkway
Las Vegas, NV 89155

**RE: JUSTIFICATION FOR PRIVATE DRAINAGE EASEMENT VACATION AT E
COLTON AVENUE AND E CHEYENNE AVENUE**

To Whom It May Concern:

This letter is to provide justification, for the request of the following private variable width drainage easement vacation south of E Colton Avenue within APN: 140-08-401-007.

- Private drainage easement south of E Colton Avenue within APN: 140-08-401-007
Area: +/-71,660 SF

The variable width private drainage easement is no longer needed within APN: 140-08-401-007 due to the adjustment of the drainage pattern during the Technical Drainage Study completed for this project. A new private variable width drainage easement will be granted per the separate document process following the receipt of the Notice of Final Action (NOFA).

We look forward to working with Clark County on this vacation and moving forward with development in this area. Please do not hesitate to contact me at (702)-786-1841 or at taylor.erdmann@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN & ASSOCIATES

Taylor Erdmann, P.E.

US-25-0353
PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0379-ARITA, SANDRA:

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduce setbacks; and 2) reduce separation for existing accessory living quarters and an existing accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Olive Street and west of Broadalbin Drive within Sunrise Manor.
TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-06-512-034

WAIVERS OF DEVELOPMENT STANDARDS

1.
 - a. Reduce the rear setback for an existing accessory living quarters to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
 - b. Reduce the side interior setback for an existing accessory living quarters to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
 - c. Reduce the side interior setback for an existing accessory structure (shed) to be 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
 - d. Reduce the rear setback for an existing accessory structure (shed) to be 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
2. Reduce the separation distance between an existing accessory living quarters and the existing main residence to 4 inches where 6 feet is required per Section 30.02.06 (a 95% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4164 Olive Street
- Site Acreage: 0.14
- Project Type: Existing accessory living quarters and existing accessory structure (shed)
- Number of Stories: 1 (existing main residence)/1 (existing accessory living quarters)
- Building Height (feet): 16 feet, 2 inches (existing main residence)/ 11 feet, 8 inches (existing accessory living quarters)/11 (existing shed)

- Square Feet: 1,664 (main residence)/537 (existing accessory living quarters)/120 (existing shed)

Site Plan

The plan depicts an existing single-family residence centrally located on 0.14 acres. Access to the residence is along the south property line adjacent to Olive Street. In the rear yard there is an existing accessory living quarters on the northwest corner of the site, and an existing shed on the northeast corner of the site. Both structures require waivers of development standards for reduce setbacks and separation distance requirements per Title 30. The existing accessory living quarters is set back 3 feet from the north property line (rear) and the west property line (interior side) where 5 feet is required per Code. The existing shed is set back 1 foot from the north property line (rear) and the east property line (interior side), where 5 feet is required per Code. Lastly, the existing accessory living quarters and the existing main residence has 4 inch separation distance from one another where 6 feet is required per Code.

Elevations

The plans depict exterior materials constructed of stucco and waterproof tile for the roof. The materials and colors will match the existing house. The height of existing accessory living quarters is 11 feet and 8 inches. The plans also show that the shed has an overall height of 11 feet, and the main residence has an overall height of 16 feet.

Floor Plans

The plans depict an existing 537 square feet accessory living quarters. It is divided into 2 separate living quarters. Each space includes a laundry room, bedroom, and bathroom. The existing shed has an overall area of 120 square feet.

Applicant's Justification

The applicant has an active code enforcement because the applicant constructed the accessory living quarters without a building permit. The square footage of the accessory living quarters does not exceed the gross floor of the main residence. It was constructed for family members. Furthermore, the accessory living quarters is architecturally compatible to the main residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residence

Clark County Public Response Office (CCPRO)

CE22-21077 is an active violation on this site and is related to building an accessory structure without a building permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks are intended to promote safety and an aesthetically pleasing streetscape and neighborhood. Staff finds that historical aerial photographs show the accessory living quarters, and the shed was placed within the rear yard during the Summer of 2022. The shed can be relocated to meet the required setbacks. However, and the accessory living quarters can be redesigned to meet the minimum setbacks.

Separation distances between structures are essential to ensure safety and mitigate visual clutter. The separation distance between the accessory living quarters and the main residence is 4 inches. The applicant did not provide justification as to why the required setbacks and separation distance cannot be met; therefore, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SANDRA ARITA

CONTACT: RAYDA BROOKS, HH CONSULTING, LLC, 2510 W. HORIZON RIDGE PARKWAY, SUITE 200, HENDERSON, NV 89052



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16106512034

PROPERTY ADDRESS/ CROSS STREETS: 4164 OLIVE ST, LAS VEGAS, NV 89104 / E OLIVE ST & S BROADALBIN DR

DETAILED SUMMARY PROJECT DESCRIPTION

PERMITTING OF EXISTING ACCESSORY STRUCTURE AT PROPERTY. REFER TO CASE CE22-21077 AND BUILDING PERMIT BD23-45994

PROPERTY OWNER INFORMATION

NAME: Sandra Arita
ADDRESS: 4164 Olive St
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: 702-769-8107 CELL: _____ EMAIL: sandritaxx74@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Sandra Arita
ADDRESS: 4164 Olive St
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: 702-769-8107 CELL: _____ EMAIL: sandritaxx74@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Rayda Brooks
ADDRESS: 2510 W Horizon Ridge Pkwy #200
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702-844-8382 CELL: _____ EMAIL: rayda@hengineeringus.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Sandra Arita
Property Owner (Signature)*

Sandra Arita
Property Owner (Print)

1/15/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) NS-25-0379

PC MEETING DATE 7/1/2025

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY NAT
DATE 5/8/2025
FEES \$800.00

DATE 6/12/2025

March 26, 2025

To: Clark County Building Department – Comprehensive Planning Department

Re: APR-25-100069 / BD23-45994 / CE22-21077 - Accessory Structure

**4164 Olive St
Las Vegas, NV 89104**

To Whom It May Concern:

I respectfully request the following waivers:

- 1. Waiver of Development Standard to reduced rear and side setback of the Accessory Living Quarters to 3 feet where 5 feet is required per Section 30.02.06.**
- 2. Waiver of Development Standard to reduced rear and side setback of the Accessory structure (shed) to 1 foot where 5 feet is required per Section 30.02.06.**
- 3. Waiver of Development Standard to reduced building separation from the Accessory Living Quarter to the primary dwelling of 4 inches where a 6 feet is require per Section 30.02.06**

This Land Use Application is to resolve a Code Enforcement violation relating to the Development Code.

The Accessory structure is in conjunction with the single-family residence. The Accessory structure is located on the North-West corner of the property.

The accessory quarters do not exceed the gross floor area of the primary dwelling. The Accessory structure is similar to primary dwelling roof line, exterior colors and building materials.

The garage conversion is added square footage to the primary residence. The proposed structure will be Accessory living quarters for nephews who have moved to live with us because of the unsafe environment they were in. This will be a safe place for them.

We have contracted HH Consulting to prepare and engineer plans. They can be contacted at 702-844-8382.

Thank you for your cooperation.

Respectfully,



Sandra Arita

Homeowner

WS-25-0379

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0371-WILLIAM LYON HOMES, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.

DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family) Zone.

Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

WAIVER OF DEVELOPMENT STANDARDS:

Allow residential driveway widths up to 42 feet where 28 feet is the maximum width allowed per Uniform Standard Drawing 222 (a 50% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 14.3
- Number of Lots: 20
- Project Type: Single-family residential
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 4,051 to 4,624

History, Site Plan, & Request

This site was previously approved by WS-21-0348 and TM-21-500109. The approved plans depicted 20 single-family residential lots on 14.3 acres with a density of 1.4 dwelling units per acre. The site is located on the north side of Owens Avenue, west of Los Feliz Street, and east of Easement Lane. Access through the site is shaped in a half circle loop oriented in a clock-wise direction with a 4 lot cul-de-sac (not a part of this project) adjacent to Easement Lane. The development will consist of a 43 foot wide private street which will include a 4 foot wide sidewalk on 1 side of the street. With the exception of the driveway width, this request will continue with the same street design, lot orientation, and access points for 20 lots.

The applicant is requesting to increase the individual driveway widths to 42 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222. Also, the applicant is requesting a design review for 2 story homes where single-story homes were previously approved as part of WS-21-0348.

Landscaping

No changes are proposed to landscaping with this request.

Elevations

Proposed home plans depict several 2 story homes with an overall height up to 30 feet, where the previous elevations were approved for single-story homes. Exterior finishes include stucco walls, shutters, window accents, stucco pop-outs, patio covers, and stone veneer accent walls. The proposed elevations and plans depict 4 car garage, 3 car garage, and RV garage options.

Floor Plans

Submitted floor plans include 2 to 4 car garages, bedrooms, bathrooms, kitchens, patios, and living rooms. The revised floor plans range in size from 4,051 square feet to 4,624 square feet in area.

Applicant's Justification

The submitted justification letter states the proposed single-family residences includes new 2 story home plans and elevations with 3 car, 4 car, and RV garage options that require up to 42 foot wide driveways that require a waiver of development standards. The previously approved 1 story home plans were between 2,100 square feet and 3,500 square feet, where the proposed 2 story home plans are 4,051 square feet to 4,624 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500109	20 lot subdivision	Approved by BCC	August 2021
WS-21-0348	Reduced street intersection off-set and increased retaining wall height for a 20 lot subdivision	Approved by BCC	August 2021
VS-0243-06	Vacated and abandoned portions of rights-of-way and a 20 foot wide drainage easement - expired	Approved by PC	May 2006
TM-0093-06	Single-family residential subdivision - expired	Approved by PC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The submitted plans show 2 story residential designs that are similar to the surrounding neighborhood and existing 2 story homes in the adjacent 4 lot subdivision and some homes on the west side of Easement Lane. As a result, staff does not anticipate a negative impact on the surrounding area. The Master Plan Policy SM-1.4 encourages compatible Ranch Estate development. The design of homes is architecturally compatible with one another and are aesthetically pleasing. Therefore, staff supports this request.

Public Works - Development ReviewWaiver of Development Standards

Staff has no objection to the increase in residential driveway width. The increase is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the increase.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that WS-21-0348 and TM-21-500109 will expire on August 18, 2025, unless extended with approval of an extension of time; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0243-20251 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WILLIAM LYON HOMES, INC.

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14023403007, 14023403006, 14023403008, 14023403009, 14023403010, 14023403005, 14023401003,
14023401004

PROPERTY ADDRESS/ CROSS STREETS: Los Feliz and Owens

DETAILED SUMMARY PROJECT DESCRIPTION

DR for updated Architecture with RV garage / 4th car garage

PROPERTY OWNER INFORMATION

NAME: William Lyon Homes Inc.
ADDRESS: 1985 Festival Plaza Dr. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-263-8200 CELL: _____ EMAIL: phelfrich@taylormorrison.com

APPLICANT INFORMATION (must match online record)

NAME: William Lyon Homes Inc.
ADDRESS: 1985 Festival Plaza Dr. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL 702-748-6984 EMAIL: landoscia@taylormorrison.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL: _____ EMAIL: eolson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Patrick Helfrich
DESIGNED BY
 Property Owner (Signature)*

Patrick Helfrich
 Property Owner (Print)

02/03/2025
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS/DR-25-0371

PC MEETING DATE _____

BCC MEETING DATE 7-2-2025

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY 588

DATE 5-6-2025

FEES # 1,300

DATE 6-12-2025

APR-25-100275

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

May 5, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

*Re: Justification Letter – Taylor Morrison
Amended Design Review and Waivers
Owens and Los Feliz*

To Whom It May Concern:

Please be advised our office represents Taylor Morrison (the "Applicant") in the above-referenced matter. The project is located on the northwest corner of Owens Avenue and Los Feliz Street, more particularly described Assessor's Parcel Numbers 140-23-401-003, 004 and 140-23-403-005 through 010 (the "Site"). The Applicant is requesting an amended Design Review and Waiver of Development Standards for changes to the product type of an approved single-family residential development.

The Site was previously approved for a 20-lot single-family residential development via application WS-21-0348. The prior floor plans and elevations submitted were single-story plans ranging in size from 2,100 square feet to 3,500 square feet with two and three-car garages, with a max height of 19-feet. The revised elevations show two-story homes, ranging in size from 4,051 square feet to 4,624 square feet, with a max height of 29-feet. The revised elevations provide a standard three-car garages with the option of an additional RV or 4-car garage (on select lots). The revised elevations meet all architectural design requirements for the RS20 zoning designation, including the architectural requirements on all four sides.

The Applicant is requesting a Waiver to increase the width of the driveways to a maximum of 42 feet where 28 feet is permitted. This is to allow for the driveways associated with the optional RV and 4-car garages. The lots are oversized, allowing for a generous amount of space for the turn radius for vehicles to pull in and out of the driveways.

PLANNER
COPY

WS/AR-25-0371

KAEMPFER

CROWELL

The above requests do not change the approved site plan or layout of the approved development. Thank you in advance for your consideration. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

WS/DR-25-0371

**PLANNER
COPY**