



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 10, 2026

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 be 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
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 your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TIC SEGERBLOM

KEVIN SCHILLER, County Manager

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 August 27, 2026. (For possible action)
- IV. Approval of the Agenda for September 10, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

09/16/26 BCC

- 1. **UC-26-0477-AGUNDEZ, ARTURO & BRENDA:**
USE PERMIT to allow a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate landscaping; **2)** reduce and eliminate buffering and screening; **3)** modify residential adjacency standards; **4)** increase maximum parking; **5)** reduce access gate setback; **6)** modified driveway geometrics; **7)** waive full off-site improvements; and **8)** allow a non-commercial curb return driveway.
DESIGN REVIEW for a proposed place of worship on 0.56 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Sunrise Avenue and west of Phyllis Street within Sunrise Manor. TS/bb/cv (For possible action) 09/16/26 BCC
- 2. **WS-26-0352-LOPEZ, BERNARDO RAMOS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/cv (For possible action) 09/16/26 BCC

10/06/26 PC

- 3. **UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:**
USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone . Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action) 10/06/26 PC
- 4. **WS-26-0512-RED LEAF MANAGEMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase wall height on 0.17 acres in an RS3.3 (Residential Single-Family) Zone. Generally located west of Mojave Road and south of Charleston Boulevard within Sunrise Manor. TS/bb/kh (For possible action) 10/06/26 PC

10/07/26 BCC

- 5. **ET-26-400084 (ZC-23-0227)-HOLIDAY TRAVEL PARK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** landscaping; **2)** allow stacking of accessory structures (Conex boxes); and **3)** alternative paving.
DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex on 9.3 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/ji/kh (For possible action) 10/07/26 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: October 1, 2026.
- 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

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

August 27, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – Excused Tyler Delarenzo-Planning
Secretary:	Jill Leiva	
County Liaison:	Jorge Ardon Garcia	

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 July 16, 2026 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for August 27, 2026

Moved by: Mr. Williams

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

08/18/26 PC

1. PA-26-700028-4796 LAKE MEAD, LLC:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.73 acres. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rk (For possible action) 08/18/26 PC

Moved by: Mr. Williams

Action: Adopt per staff recommendations

Vote: 3-0/Unanimously

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KEVIN SCHILLER, County Manager

2. **ZC-26-0358-4796 LAKE MEAD, LLC:**
ZONE CHANGE to reclassify 0.86 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action) **08/18/26 PC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

3. **UC-26-0359-4796 LAKE MEAD, LLC:**
USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase maximum parking; 3) allow loading space within front setback; and 4) reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 1.73 acres in a CG (Commercial General) Zone with the Airport Environs (APZ-2) Overlay. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/hw/kh (For possible action) **08/18/26 PC**
Moved by: Mr. Williams
Action: Approved Use Permit & DENIED Design Review & All Waivers per staff recommendations
Vote: 3-0/Unanimously

4. **WS-26-0353-SANCHEZ MIGUEL & MARIA & PRADO VICTORIANO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.26 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Rock Light Avenue and east of Vermeer Street within Sunrise Manor. TS/rp/cv (For possible action) **08/18/26 PC**

5. **WS-26-0386-ALVAREZ, LAURA GUADALUPE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for existing and proposed structures in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Everglade Street and south of Tahoe Drive within Sunrise Manor. TS/rp/cv (For possible action) **08/18/26 PC**

- NO APPLICANT PRESENT APPROVED AT THE 8/18/26 PC MEETING

- 09/01/26 PC
6. **WS-26-0446-BARRIGA, RUBEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Boston Avenue and west of Frank Street within Sunrise Manor. TS/ji/kh (For possible action) **09/01/26 PC**
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

- 09/15/26 PC
7. **UC-26-0473-VIRREY, CRISTINA QUINONEZ & QUINONES, CRISTIAN RODRIGUEZ:**
USE PERMIT for accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Single-Family Residential 5.2) Zone. Generally located south of Sun Vista Drive and west of Lucky Street within Sunrise Manor. TS/rp/cv (For possible action) **09/15/26 PC**
Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

8. **UC-26-0490-ITH REALTY, LLC:**
USE PERMIT for an emergency and urgent care facility.
DESIGN REVIEW for an emergency and urgent care facility in conjunction with an existing shopping center on a 1.86 acre portion of 10.64 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and west of Sacramento Drive (alignment) within Sunrise Manor. TS/hw/cv (For possible action) **09/15/26 PC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

9. **VS-26-0474-CPT 2644 N LAMB BLVD, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/ji/cv (For possible action) **09/15/26 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

09/16/26 BCC

10. **WS-26-0488-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modify buffering and screening; **3)** reduce loading zone setback; **4)** reduce driveway throat depth; and **5)** modify driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.48 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action) **09/16/26 BCC**
Moved by: Mr. Williams
Action: Approved with removal of Waivers 1 & 2
Vote: 2-1
11. **TM-26-500110-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.84 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action) **09/16/26 BCC**
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously
12. **UC-26-0462-USA BUREAU LAND MANAGEMENT:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower on a portion of 40.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Lake Mead Boulevard and east of Armona Road within Sunrise Manor. MK/jm/cv (For possible action) **09/16/26 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

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13. **UC-26-0467-PLATINUM MANAGEMENT GROUP 14, LLC:**
USE PERMIT for retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** reduce and eliminate buffering and screening; **4)** allow modified parking requirements; **5)** allow attached sidewalks; and **6)** allow modified driveway geometrics.
DESIGN REVIEW for a retail building on 0.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Pecos Road and south of Gowan Road within Sunrise Manor. WM/tr/cv (For possible action) **09/15/26 BCC**
Moved by: Mr. Williams
Action: Approved with the REMOVAL of Waiver #3A
Vote: 3-0/Unanimously
14. **WS-26-0352-LOPEZ, BERNARDO RAMOS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/cv (For possible action) **09/15/26 BCC**
- HOLD- NO APPLICANT PRESENT
15. **ZC-26-0459-RICE MELODY A.:**
ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) **09/15/26 BCC**
Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 2-1
16. **WS-26-0460-RICE, MELODY A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** buffering and screening; **3)** waive full off-site improvements; **4)** reduce driveway width; and **5)** reduce throat depth.
DESIGN REVIEW for an industrial yard with outdoor storage on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor. TS/sd/cv (For possible action) **09/15/26 BCC**
Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 2-1
- VII. General Business: None
- VIII. Public Comment: Mr. Barbeau talked about the program that Mayor Berkeley and the city is using to help the homeless Project Neon and that the County should do the same.
- IX. Next Meeting Date: The next regular meeting will be September 10, 2026
- X. Adjournment
The meeting was adjourned at 8:37pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0477-AGUNDEZ, ARTURO & BRENDA:

USE PERMIT to allow a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscaping; 2) reduce and eliminate buffering and screening; 3) modify residential adjacency standards; 4) increase maximum parking; 5) reduce access gate setback; 6) modified driveway geometrics; 7) waive full off-site improvements; and 8) allow a non-commercial curb return driveway.

DESIGN REVIEW for a proposed place of worship on 0.56 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Sunrise Avenue and west of Phyllis Street within Sunrise Manor.
TS/bb/cv (For possible action)

RELATED INFORMATION:

APN:

140-34-703-010

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Phyllis Street where 6 feet is required per Section 30.04.01D.
 - b. Reduce parking lot landscaping where a landscape island shall be provided every 6 parking spaces per Section 30.04.01D.
2.
 - a. Allow a 6 foot high non-decorative block wall along the north, south, and west property lines where an 8 foot high decorative screen wall shall be provided for buffering and screening per Section 30.04.02C.
 - b. Reduce the landscape buffer along the north, west, and south property lines to 5 feet where a 15 foot wide landscape buffer with a double row of evergreen trees is required for buffering and screening per Section 30.04.02C (a 67% reduction).
3.
 - a. Allow higher-activity areas of development (parking, circulation, and new multi-purpose building) where these activities shall not be adjacent to areas subject to Residential Adjacency standards.
 - b. Reduce the trash enclosure setback to 10 feet where 50 feet is required when adjacent to residential district (an 80% reduction).
4. Increase maximum parking to 21 spaces where 13 spaces are allowed per Section 30.04.04.
5. Reduce the access gate setback to 15 feet where 18 feet is required per Section 30.04.04 (a 17% reduction).

6. a. Reduce the driveway width to 24 feet where 48 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
- b. Reduce the throat depth to 41 feet along Phyllis Street where 150 feet is required per Uniform Standard Drawing 222.1 (a 73% reduction).
7. Waive full off-site improvements (curb, gutter, streetlights, partial paving, and sidewalks) along Phyllis Street where required per Section 30.04.08C.
8. Allow a non-commercial curb return driveway along Phyllis Street per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 295 N. Phyllis Street
- Site Acreage: 0.56
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 2,240 (main building)/584 (proposed multi-purpose building)
- Parking Required/Provided: 13/21
- Sustainability Required/Provided: 7/5

Site Plan

The plan depicts an existing residence on the south central portion of the lot. An existing driveway is located at the northeast corner of the property which connects to a new 24 foot wide drive aisle wrapping around the north and west sides of the proposed place of worship. A trash enclosure is located at the northwest corner of the property 10 feet from the north property line and 25 feet from the west property line. An existing 6 foot high CMU wall is shown on the north, west, and south property lines and an existing decorative wall is located along the east property line. A gate is provided for access 15 feet west of the property line. Lastly, there is a proposed multi-purpose building located in the southwest portion of the site.

Landscaping

A 5 foot wide landscape area is shown along the north, west, and south property lines. A combination of existing trees and shrubs will be augmented with some new trees and shrubs in these areas. The required 15 foot buffer landscaping and 8 foot decorative screen walls are not being provided and are the subject of waiver requests. The street trees required along Phyllis Street are not provided in the area adjacent to the existing septic leach field and are the subject of a waiver request. Not all parking lot landscaping is provided and is the subject to a tree fee-in-lieu payment. Pedestrian access is provided from parking spaces and around the proposed place of worship, including accessible spaces and pathways.

Elevations

The elevations depict an existing single-family residential home that is proposed to be converted for use as a place of worship. The mechanical equipment on the roof is shown with screening provided and the east façade has decorative columns and primary entry features. The peak of the roof is a maximum of 15 feet and the maximum height of the mechanical screening is 18 feet high.

Floor Plans

The floor plans depict a standard place of worship layout with seating, restrooms, sanctuary space, offices, and a stage.

Applicant's Justification

The owners live on the adjacent lot north of this property and will provide maintenance and security for the site. This location will allow for a place of worship close to the neighborhood and provide easy access to those attending services. The existing septic system leach field limits the location of trees on the property for the southeast corner buffer area and street landscaping. The applicant is requesting to keep existing walls and maximize space for parking by limiting the buffer landscaping to 5 feet on the north, west, and east sides of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & 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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

With appropriate building siting, proper building massing and scale, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the numerous waiver requests and design of the site.

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.

Waiver of Development Standards #1a

The street landscaping width is not met due to a septic system that is 10 feet from the east property line. The applicant states they cannot plant trees or meet the 6 foot landscape width within this area due to location of the leach field. The landscape plan shows 6 trees planted along Phyllis Street where 5 trees are required. However, root barriers can be used to satisfy planting requirements to protect adjacent structures and fields, and shrubs have existed between the leach field and property line since approximately 2007. Therefore, staff cannot support the waiver request.

Waiver of Development Standards #1b

The parking lot is missing some landscape islands on the north and west sides of the property. Staff finds that the applicant has the opportunity to provide shade and mitigate the heat index, all while aesthetically upgrading the site. Therefore, staff also cannot support this waiver request.

Waiver of Development Standards #2

The purpose of the landscape buffer and wall height requirement is to screen the proposed use from the adjacent residential property and limit the impacts of a higher intensity use on residential neighborhoods. A 15 foot wide landscape buffer with an 8 foot high decorative wall is needed to make the proposed visually and physically less impactful to the surrounding areas. Therefore, staff does not support this request.

Waiver of Development Standards #3

The residential adjacency standards are intended to limit the proximity of parking, higher activity areas, impacts from noise and lighting from vehicular circulation, and provide adequate separation from garbage storage when adjacent to residential uses. The surrounding residential property would be negatively impacted by the proposed use, including the proximity of the trash enclosure, and parking lot spaces without adequate buffering; therefore, staff cannot support this request.

Waiver of Development Standards #4

The applicant did not provide adequate support for additional parking spaces exceeding 15% of those spaces allowed on the site. A parking demand study was not submitted and parking lot landscaping is not fully provided for the additional spaces. The current plan would require a tree fee-in-lieu payment for the missing trees, if approved. Staff is also unable to support this request.

Waiver of Development Standards #5

Title 30 requires an 18 foot access gate setback from the property line, when the place of worship is open during business hours. Aerial photographs show that the existing gate is located along the property line, but will be set back 15 feet per the submitted plans. Staff finds that since the site will be redesigned for the place of worship, relocating the gate to meet Code standards can be accommodated. Staff does not support this request.

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 use of an existing single-family residential home and conversion to a place of worship can be compatible with the surrounding area architecture. While places of worship have been approved in RS20 residential neighborhoods in the past, those locations typically meet the Title 30 standards for buffering, access standards, and landscaping. However, since this plan does not meet buffering, public works access standards, and landscaping requirements, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #6

The reduction in throat depth and driveway width, further reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will compound the impact of the pan and narrow driveways, creating a dangerous situation for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #7

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #8

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only.

Staff Recommendation

Approval of the use permit; denial of waivers of development standards and the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KELY KATIA LEFKOVITZ

CONTACT: KELY LEFKOVITZ, 1220 BROCKLEY CROSS STREET, HENDERSON, NV

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July 22nd, 2026

Clark County
Planning & Development Department
Tel.: (702) 455-4314
500 S. Grand Central Pkwy #1,
Las Vegas, NV 89155

**Justification Letter for Land Special use Permit, convert a residence into a
worship place plus additional detached multipurposed building
295 N. Phyllis St., Las Vegas, NV 89110**

Ladies and Gentlemen:

Arturo and Brenda Agundez, owners of the property located in 295 N. Phyllis St, Las Vegas, NV 89110, APN 140-34-703-010, are requesting the review and approval of a Use permit for the existing residence to be converted into a place of worship in an RS20 zone. In addition, a portion of the front open courtyard 297 SF will be enclosed to provide more privacy, the addition will also include a multi-use room which will be a 584 SF detached structure located on the back of the house.

Things to consider:

The owners live on the adjacent lot North side of the Lot where the project will be developed, and will not have any objections to the new worship place. Arturo is a Vegas Pastor for 13 years; his mission is to provide different places for worship to help members of the community so that they don't have to travel a long distance

Requested waivers of developing standards (WS):

1. Eliminate street landscaping where section 30.04.01D (7) is required. There is an existing leach field, and no trees can be within 10' of the existing leach field. We are leaving the existing small shrubs and no new trees can be planted in front of the leach field facing the street. We are adding trees on the North side of the site. Requesting 0' where 6' St landscaping is required because the existing property line is just 10' from the existing leach field, not allowing us to add any big trees. We are leaving the existing landscape as is.
- 2.- Waiver of Development Standards to eliminate parking area landscaping per 30.04.01D(8)
- 3.- Waiver of Development Standards for a landscape buffer (wall height, 15-foot wide buffer, and double row of evergreen trees) along the north, west, and south sides of the site per 30.04.02C. Requesting 5' widths and 8' walls without a double row of evergreen trees.

4.- Waiver of Development Standards to allow higher-activity areas of development, such as parking, a multi-use building, and circulation, where higher activities shall not be adjacent to areas subject to Residential Adjacency standards per Section 30.04.06G.

Buffer standards

5.- Reduce landscape buffer width to:

North Property line to 5' width, wall height varies from 6'-0" to 4'-0"

West property line to 5' width, wall height 6'-0"

South property line to 5' width, wall height varies from 4'-10" to 6'-0"

Where (15' landscape buffer), wall height (8'), and 2 rows of evergreen trees because the site has already an existing building and fences. We will need the additional space for parking.

Parking

6.- Waiver to increase the max # of parking to 21 spaces where 13 spaces are required (a 73% increase) where a maximum increase of 15% is allowed per 30.04.02D. This request will allow more people with vehicles to be able to park in property. All the parking is located within the boundaries of the property

Residential adjacency waivers

7.- Waiver for Higher activity areas parking and drive isles, multi-use building not adjacent to residential along the North, West & South property lines. The building will be a placed of worship and no high activities will be presented

8.- Waiver of Development Standards to allow a trash enclosure within 50 feet (10 feet) of an area subject to Residential Adjacency standards per Section 30.04.06K

9.- Waiver to reduce gate setback to be 15' from the property line, where 18' is required per section 30.04.03 E(2) (at driveway)

Public works

10.- Waiver of Development Standards to eliminate off sites (detached sidewalks, streetlights, curb, & gutter) along Phyllis Street per 30.04.08 (as determined by Public Works)

11.- Waive a commercial curb return driveway on Phyllis Street per Uniform Standard Drawing 222.1

12.- Waiver to allow the driveway width to be a total of 24' which will allow the spacing for parking and landscaping. We would like to follow IBC 2024 chapter 10 &5, the building is for a small place of worship only 120 people. Refer to Uniform standard drawing 222.1

13.- Waiver for less depth throat for the, ingress to be (21'-1/2") and egress depth throat to be (13'-7") of the Phyllis St. having more depth throat will eliminate parking and landscape needed for the site. We are providing 15' from the property line to the fence and 20' from edge of future sidewalk to fence. Please refer to Uniform Standard Drawing 222.1

Design review

Site changes:

- 1.- Added a new 297 SF enclosed courtyard
- 2.- Added a new detached multi use 584 SF multipurpose building to the rear side of the existing building which will be a continuation of the main service with bible study classes and the building will have the same finishes as the main building.
- 3.- Added the parking needed
- 4.- Added landscape in addition to the existing landscape
- 5.- Added a driveway
- 6.- Added a trash enclosure
- 7.- Added a single access gate
8. We are providing plants that have low water needs per SNRPC Regional plant list
- 9.- The existing and new roofs have a low sloped roof (Proposed building)
- 10.- Added canopies to windows and all doors (Proposed building)
- 11.- Low emissivity glass for new building windows and doors (proposed building)
- 12.- The existing building entrance is under an existing roof covered as well as the ADA ramp leading to the main entrances

Justification

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0352-LOPEZ, BERNARDO RAMOS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow increased hardscape; 2) allow modified driveway design standards; and 3) alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor.
TS/bb/cv (For possible action)

RELATED INFORMATION:

APN:

140-28-617-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase hardscape within the front and side yards to 100% where 60% is the maximum allowed per Section 30.04.01D (a 67% increase).
2. Reduce the driveway setback from the property line to zero feet where 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).
3. Increase the driveway width to 33 feet where 28 feet is required per Uniform Standard Drawing 222 (an 18% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5842 Cinnabar Avenue
- Site Acreage: 0.27
- Project Type: Single-family residential

Site Plan

The site plan depicts a residential lot with a concrete driveway covering all 33 feet 4 inches of the lot frontage. The increase in driveway width and its associated dimension is the subject of the waiver requests. A 1,397 square foot single family home with attached garage is located on the northwest lot line. A 1,452 square foot detached garage is located along the east side of the lot, with a swimming pool and backyard area on the northern portion of the property.

Landscaping

No landscaping is shown in the front and side yards, aerial photos show that the applicant paved this entire area; therefore, a waiver for increased hardscape is required. Minimal landscaping is showing along the north and east property lines.

Elevations

The elevations depict a detached garage with 2 roll up doors located in the interior east side of the property. The plans show stucco siding and colors to match the existing home.

Applicant's Justification

The applicant states that the concrete was added to cover the front yard spaces in an effort to keep the backyard pool clean. The garage was on the property when the current owner purchased the home and is being improved to meet code standards.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)		RS5.2	Single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)		RS3.3	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

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.

Waiver of Development Standards #1

Title 30 limits the maximum amount of hardscape to 60% to reduce the heat island effect and storm water run-off within Unincorporated Clark County. The addition of landscaping within the front yard and/or side yard would help the property become compliant with Title 30. The heat island effect is still abundantly present in hard surfaces, and the increased hardscape appears excessive. For these reasons, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to reduce driveway separation from the property line, as the reduction would decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #2

Staff cannot support the request to increase the residential driveway width and no hardship or special condition was shown that would justify exceeding the maximum allowed width. The wider driveway would exceed the maximum allowed width and create unnecessary pavement area that could lead to additional conflicts between vehicles and pedestrians.

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:

- Applicant is advised 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CONSTRUCTION BY JUAN CRUZ

CONTACT: CONSTRUCTION BY JUAN CRUZ, 3516 REYNOLDS AVENUE, N. LAS VEGAS, NV 89030

DRAFT

Construction by Juan Cruz

Metal Detached Garage

5842 Cinnabar

Las Vegas Nv, 89110

BD25-00933

APR25-100373

- Waiver of Development Standards to allow a property line to driveway distance of 0 feet; the minimum required distance is 6 feet per Uniform Standard Drawing 222.
- Waiver of Development Standards to allow a residential driveway width of 33 feet, 3.5 inches; the maximum is 28 feet per Uniform Standard Drawing 222.

The reason my client did the concrete is because he have the pool and it is difficult to keep it clean .

The garage was there when he move in to the property & he use the garage for parking & storage ,

He wasted to keep the garage & do it the right way

Juan Cruz

03/27/26

A handwritten signature in cursive script that reads "Juan Cruz".

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:

USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor.
TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:

161-05-610-301

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4720 E. Wyoming Avenue
- Site Acreage: 0.16
- Project Type: Home occupation
- Number of Stories: 1 (existing residence)
- Square Feet: 2,108 (existing residence)

Site Plan & Request

The site plan and elevations show an existing single-family residence with access from Wyoming Avenue from the south. The existing, attached garage is the proposed location for a home occupation to sell kitchen parts and supplies. Floor plans show that the garage would include designated storage areas for merchandise. This use permit is requested to allow customers on-site in conjunction with a home occupation.

Landscaping

Landscaping is neither required nor apart of this request.

Applicant's Justification

The applicant states that there will be no alterations to the property. They also state they keep limited stock and normally deliver products elsewhere, so having customers on-site will be infrequent, although occasionally needed. When customers are on-site, there will not be more than 1 customer at a time. There will be no deliveries to the residence since the applicant picks up the products with their personal vehicle.

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)

CE25-24987 is an active zoning violation for operating a business without a business license.

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed operation is not compatible with the intent of the residential zone district and with the surrounding neighborhood. Although the request would only allow up to 1 customer at a time, staff is concerned for the impact to neighbors. The proposed business activities will likely be highly visible to the neighborhood, as the business is proposed out of an existing garage facing other residences. 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 obtain a business license or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 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: BERNARDO MORENO AGUILAR

CONTACT: BERNARDO MORENO AGUILAR, MORENO'S KITCHEN SUPPLIERS, 4720 E. WYOMING AVENUE, LAS VEGAS, NV 89104



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101734

ASSESSOR PARCEL #(s): 161-05-610-301

PROPERTY ADDRESS/ CROSS STREETS: 4720 E WYOMING AVE, LAS VEGAS NV 89104

DETAILED SUMMARY PROJECT DESCRIPTION

Obtain a business license to use our garage as business location. The business to develop is sell "of kitchen accesories and parts"

PROPERTY OWNER INFORMATION

NAME: BERNARDO MORENO AGUILAR and NORMA L. BACA

ADDRESS: 4720 E WYOMING AVE

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89104

TELEPHONE: CELL (702)980-6354

APPLICANT INFORMATION (information must match online application)

NAME: BERNARDO MORENO AGUILAR

ADDRESS: 4720 E WYOMING AVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89104

TELEPHONE: CELL (702)980-6354

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: BERNARDO MORENO AGUILAR

ADDRESS: 4720 E WYOMING AVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89104

TELEPHONE: CELL (702)980-6354

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(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.

Bernardo Moreno Aguilar
Norma L. Baca
Property Owner (Signature)*

Bernardo Moreno Aguilar and Norma Baca

Property Owner (Print)

06/05/2026

Date

MORENO KITCHEN SUPPLIERS

4720 E Wyoming Ave

APN 161-05610-301

Las Vegas NV 89104

(702) 980-6354

To whom it may concern

*We are applying for a **Special Use Permit** to allow one client at a time for a **Home Occupation** to sell kitchen parts and supplies from our garage.*

Also, this letter is to provide explanations about the use permit requested for:

- *Moreno Kitchen Suppliers is a small business dedicated to selling kitchen accessories and small spare parts. The aforementioned parts and spares are very small in size and their weight doesn't exceed two pounds.*
- *Our goal is to use our home garage for the operation of our business. In the aforementioned garage we will storage the accessories and parts for sale to the public, but I must mention that the stock we handle is minimal, we make purchases to increase our stock every three months.*
- *We personally purchase the parts and accessories. We never receive any stock by delivery at the house. Therefore, we will never receive a delivery truck on our property. When we need to purchase inventory, we travel (driving our car) to the city of Pomona California, to get it. The Company form which we purchase inventory is Ballington Corporation (126 Pioneer Pl, Pomona CA 91768)*
- *During our operating hours, we will not serve more than one customer inside our designated business space (garage).*

- *For the vast majority of sales, we deliver to our customers ourselves (in our personal car), so it will be "rare" to have customers at the business location.*
- *We have no plans to make structural changes to our property. Our main plan is to install some tables and small counters in our garage to display our products.*

Sincerely

A handwritten signature in black ink, appearing to read 'Bernardo Moreno', with a stylized flourish at the end.

Bernardo Moreno

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0512-RED LEAF MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase wall height on 0.17 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located west of Mojave Road and south of Charleston Boulevard within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-01-501-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing accessory living quarters on the southwest corner to 3 feet where 5 feet is the minimum per Section 30.02.07B (a 40% reduction).
- b. Reduce the interior side setback for an existing accessory living quarters on the southwest corner to 2 feet where 5 feet is the minimum per Section 30.02.07B (a 60% reduction).
2. a. Increase the wall height to 9 feet along the south property lines where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).
- b. Increase the wall height to 9 feet along the north property lines where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1221 Mohave Road
- Site Acreage: 0.17
- Project Type: Single-family residential/accessory living quarters
- Number of Stories: 1 (for both structures)
- Building Height (feet): 13 (proposed residence)/9 (existing accessory living quarters)
- Square Feet: 2,223 (proposed residence)/557 (existing accessory living quarters)

Site Plan

The plan depicts a property with an existing structure that was previously used as a principal residence at the southwest corner of the property. The structure is proposed to be utilized as an accessory living quarters with a proposed single-family residential home to be constructed in the middle of the property. A 20 foot driveway is shown at the southeast corner of the property at Mojave Road with access through a gate in the middle of a 9 foot high CMU block wall. A 23 foot courtyard landscape area is west of the gate. The existing accessory living quarters does not meet the required setbacks per Title 30, and the applicant is proposing 9 foot high walls which also do not meet Code; therefore, a waiver is required.

Landscaping

The landscape plan depicts the required 6 foot wide strip with tree and shrubs and rock ground cover.

Elevations

The elevations depict a flat roof single-family home with decorative columns and patio cover along the front and east side of the building. There are windows on all 4 sides with access doors on the east and west sides. The accessory living quarters have windows on all 4 sides and door access on the southeast side of the building.

Floor Plans

Floor plans depict standard residential layouts for both buildings.

Applicant's Justification

The applicant states they are constructing a new home where a small structure was previously used as a principal residence. The 9 foot walls are needed for additional privacy and security. The west side wall is existing with a 6 foot wall and 3 foot wrought iron on top. The smaller structure is existing with the existing setbacks for the proposed accessory living quarters.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Manufactured home development
West	City of Las Vegas	R-4	Multi-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

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.

Waiver of Development Standards #1

Although the applicant is proposing to utilize the existing structure (former main residence) on the southwest corner of the site as an accessory living quarters, the structure currently does not meet Title 30 standards for setbacks. Maintaining the existing setbacks for this structure may not negatively impact the undeveloped lot to the south, and the parking area of the multi-family residential development to the west. Staff finds that supporting this request will not garner negative ramifications to the surrounding neighborhood.

Waiver of Development Standards #2

The applicant is proposing 9 foot high CMU walls where 6 foot is the maximum for a residential property. The proposed walls are located on the south and north interior side property lines. The walls also extend to the east within the front yard and outside of the front setback. Staff does not generally support interior walls over 6 feet to be consistent with existing residential wall standards. Therefore, staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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

- 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 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: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 162-01-501-006

PROPERTY ADDRESS/ CROSS STREETS: 1221 S. Mojave Road

DETAILED SUMMARY PROJECT DESCRIPTION

Wavier of Standards for a New 3 Bedroom Residential Home (2,223 Sq.Ft)

PROPERTY OWNER INFORMATION

NAME: Red Leaf Management LLC

ADDRESS: P.O.Box 43085

CITY: Las Vegas

STATE: NV

ZIP CODE: 89116

TELEPHONE: (702) 491-3998

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: ACG Design - Mackaya Magdaleno

ADDRESS: 4310 Cameron St., Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 580-0260

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG Design - Mackaya Magdaleno

ADDRESS: 4310 Cameron St., Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 580-0260

CELL _____

ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(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.

Orbien Hernandez

Property Owner (Signature)*

Orbien Hernandez

Property Owner (Print)

7/13/2026

Date



August 10, 2026

Clark County Zoning & Comprehensive Planning
4701 W Russell Road
Las Vegas, NV 89118

1221 S. Mojave Road –Wavier of Standards
APN# 162-01-501-006

Justification Letter

To whom it may concern,

This project is for a new 2,223 sq.ft. 3-bedroom residential home with an existing 557 sq.ft. accessory structure currently located on a RS3.3 (Residential Single-Family 3.3) zoned parcel. The home and accessory structure provides an appealing architectural aesthetic with the use of stucco, glass, and flat roof.

The existing accessory structure will be repaired as it has had some damage by homeless.

The building conforms with the following building setbacks:

Front: Required 20'-0" | Provided 55'-0"
Interior Side (North): Required 5'-0" | Provided 5'-0"
Interior Side (South): Required 5'-0" | Provided 5'-0"
Rear: Required 15'-0" | Provided 38'-0"

The building height is 12'-6", that is less than the 35'-0" allowed.

The accessory structure conforms with the following building setbacks:

Front: Required 20'-0" | Provided 119'-0"
Interior Side (North): Required 5'-0" | Provided 28'-0"
Interior Side (South): Required 5'-0" | Provided 2'-0"
Rear: Required 5'-0" | Provided 3'-0"

The accessory structure height is 10'-0", that is less than the 14'-0" allowed.

The Landscape at this location is meeting the requirement for the space provided, as we have proposed 1 Large Sized Box Trees where only 1 are required. Along with this we have also provided water-efficient shrubs in the front yard to provide a natural experience for the public.

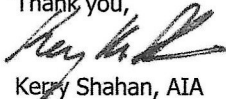
We will also be requesting two wavier of development standards, please see bullet points below.

- Waiver of Development Standards for 9' high CMU wall where 6' is required to provide more privacy to the home as the wall to the west has an existing 3' high wrought iron fence over 6' CMU wall.
- Waiver of Development Standards for rear and interior side setback for the accessory structure where 5' is required for rear and interior (South) and 3' / 2' is provided.

Overall, the proposed residential home provides an aesthetically pleasing building in this area that will enhance the existing area.

Let me know if you have any further questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Kerry Shahan', written over the printed name.

Kerry Shahan, AIA
Architectural Civil Group, LLC.
Principal Architect
kshahan@acg.design
(702) 355-9638

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400084 (ZC-23-0227)-HOLIDAY TRAVEL PARK, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; 2) allow stacking of accessory structures (Conex boxes); and 3) alternative paving.

DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex on 9.3 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-501-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the required number of trees adjacent to Lamont Street to 8 trees where 21 trees are required per Figure 30.64-030 (a 62% reduction).
- b. Reduce the required number of trees adjacent to Judson Avenue to 8 trees where 21 trees are required per Figure 30.64-030 (a 62% reduction).
- c. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Allow proposed accessory structures (Conex boxes) to be stacked above the height of the screen fence where not permitted per Table 30.44-1.
3. Allow alternative paving where any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved per Table 30.44-1.

LANDUSE PLAN:

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 9.3
- Project Type: Proposed outside storage facility (Conex box rental).
- Number of Stories: 1 (manufactured building utilized as an office)
- Building Height (feet): 12 feet, 6 inches (manufactured building utilized as an office)
- Square Feet: 720
- Parking Required/Provided: 3/6 (outside storage)/169 (existing for building to the north)

Site Plan

The approved plan depicts a previously approved development via DR-0727-06 for an existing office/warehouse complex with a total of 3 buildings; however, only 1 building on the northern portion of the subject parcel was constructed and exists today. There are 2 existing driveways along Lamont Street (east property line), and 1 additional existing driveway along Judson Avenue (south property line). South of the existing office/warehouse building is an undeveloped pad site.

The undeveloped pad site is where the applicant proposed an outside storage facility for a Conex box rental business. This establishment features Conex boxes stored outside and stacked on top of one another. However, the applicant stated that the Conex boxes are stored at the ground level closer to the screened fence and up to a maximum of 2 high (stacked) as the Conex boxes are arranged farther into the site. There are 2 previously approved 8 foot wide forklift paths, 1 runs east to west and the second runs north to south. These paths intersect in the center of the pad site in a cross-like shape and physically divide the pad site into 4 quadrants. The stacked Conex boxes for rent are placed and arranged accordingly within the 4 quadrants. The applicant will not pave these areas; instead, the applicant will install an alternative clean gravel as approved by the Clark County Department of Environment and Sustainability. The access area adjacent to the eastern driveway will include paving, and the access area to the south will also include some paving.

Along the east property line is a 40 foot wide sliding gate, set back 50 feet from the property line and will remain open during business hours. This eastern gate is within a paved area adjacent to the driveway along Lamont Street.

Along the south property line, adjacent to the driveway along Judson Avenue, a paved parking lot with 7 parking spaces is provided. This access area also has a 40 foot wide sliding gate, set back 50 feet from the existing driveway along Judson Avenue. South of the proposed parking lot the applicant will install a 12 foot by 60 foot manufactured building to be utilized as an office. This structure is set back 20 feet from the south property line. The applicant will also install a 6 foot high chain-link fence around the perimeter of the entire pad site.

The previously approved waivers were related to street landscaping along Lamont Street and Judson Avenue and to eliminate parking lot landscaping within the parking lot adjacent to the southern driveway (Judson Avenue). In addition, the applicant requested a waiver to allow 45.4 the Conex boxes for rent to be stored on-site in a stacked position above the height of the screen fence where stacking is not permitted. Lastly the applicant requested an approval to allow alternative paving where any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved. A design review for a proposed outside storage facility (Conex box rental) was also a part of the original application.

Landscaping

When the site was developed in 2007, the applicant installed full off-sites (attached sidewalks), and full street landscaping which included trees and shrubs along Judson Avenue and Lamont Street. WS-0917-06 was approved for an alternative street design related to the street slope only. The trees within the street landscaping have not been maintained, and additional shrubs were

planted in place of trees that were supposed to be along Judson Avenue and Lamont Street. Currently, there are 7 existing trees north of the existing building, and only 1 existing tree on the southwest corner of the overall site. The applicant requested to reduce the required amount of trees adjacent to Lamont Street to 8 trees where 21 trees were required. Similarly, the applicant requested to reduce the required amount of trees adjacent to Judson Avenue to 8 trees where 21 trees were required. The proposed parking lot will also not include any parking lot landscaping; therefore, a waiver was required.

Elevations and Floor Plans

The previously approved plans proposed the installation of a manufactured building as an office space for the Conex box rental business. Per the submitted photograph, the overall height of the structure is 12 feet, 6 inches. The exterior paneling is brown, with dark brown trim at the top and bottom of the structure. 4 windows and 2 doors are installed on 1 side of the structure. The floor plan included 1 restroom and 2 enclosed areas on each end of the structure.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900624 (ZC-23-0227):

Current Planning

- Until August 16, 2026 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for ZC-23-0227:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Conex boxes shall not be used for advertising;
- Comply with Clark County Department of Environment and Sustainability (Air Quality) requirements for alternative paving;
- Applicant to continue to work with Clark County Department of Environment and Sustainability (Air Quality);
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Single stacking of conex box along the perimeter;
- Add 8 trees along Judson Avenue and Lamont Street;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Remove gates, barricades, and advertising from future right-of-way.

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.

Applicant's Justification

The applicant states that commencement of the project has been delayed due to outstanding approvals necessary to move forward. The applicant notes that some progress has been made in the interim, including the installation of new trees along Judson and Lamont, and requests a second extension of time to allow the remaining requirements to be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900624	First extension of time for a zone change from M-D to M-1 zoning	Approved by ZA	August 2025
ZC-23-0227	Zone change from M-D to M-1 zoning	Approved by BCC	August 2023
PA-23-700014	Plan amendment to redesignate the existing land use category from Business Employment to Industrial Employment on 9.3 acres	Approved by BCC	August 2023
ADR-19-900521	Accessory structure	Approved by ZA	September 2019
UC-0319-16	Use permit for light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	June 2016
UC-0549-13	Use permit for light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	November 2013
TM-0297-07	Tentative map for industrial subdivision	Approved by PC	December 2007
WS-0917-06	Waivers of development standards for an alternative street design for slope in conjunction with an existing office/warehouse	Approved by PC	August 2006

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0727-06	Design review for an office/warehouse complex - only northernmost building was constructed	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IP (AE-65 & APZ-2)	Construction company & United States Post Office
South	Business Employment	IP & IL (AE-65 & APZ-2)	Office warehouse & Outdoor storage
East	Business Employment	IL (AE-65 & APZ-2)	Undeveloped
West	Business Employment	IP (AE-65 & APZ-2)	Undeveloped

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds this is the second extension of time for this application and there are no major changes in the circumstances of the surrounding area with major changes in zoning or development. Additionally, there are no new regulations that would have a significant impact on the proposed project. The grading permit (BD25-29120) has been approved since the approval of the first extension of time. Staff can support this request.

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

- Until August 16, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALLIED STORAGE CONTAINERS NEVADA, LLC

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014