

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS:

USE PERMIT FIRST EXTENSION OF TIME for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor.
WM/nai/cv (For possible action)

RELATED INFORMATION:

APN:

140-19-610-019

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping where required per Section 30.04.01.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Large livestock (horses) and accessory agricultural structures
- Square Feet: 1,980 (9 stalls)/383 (3 accessory structures)/1,320 (corral)/approximately 6,500 (turn-out/pasture)

Site Plans

The approved plans depict fences and walls surrounding the entire property, with a fence that is approximately 135 feet from the front property line splitting the site for livestock areas and a future residence area. All existing structures are in the rear livestock area. The accessory structures consist of 2 shade structures, corral, and stables with 9 separate animal enclosures. The shade structures are each set back 5 feet from the south property line. The corral is set back 20 feet from the north property line. Seven of the stables are set back 6 feet from the west (rear) property line and 2 of the stables are set back 5 feet from the south property line.

Landscaping

No landscaping was proposed with the original application where street landscaping consisting of a minimum 10 foot wide landscape street with trees and shrubs was required.

Elevations & Floor Plan

The photographs provided with the original request depict an accessory structure, shade structure, corral, and stables, with a fence enclosing all the rear portion of the property. The existing accessory structures labeled A and B on the site plan are 64 square feet each, 9 feet 7 inches in height, and consist of white and black wood. The existing shade structure labeled C is 100 square feet, 7 feet 2 inches in height, and consists of wood. The existing stables labeled D (156 square feet), and E (144 square feet) and labeled F through L (240 square feet each) on the site plan are between 8 feet and 8 feet, 9 inches in height, and consist of wood and metal. The existing shade structure labeled M on the site plan is 215 square feet each, 9 feet in height, and consists of wood and metal. The existing accessory structure labeled N on the site plan is 255 square feet, 8 feet, 5 inches in height, and consists of wood. The existing corral and gate consist of metal.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0088:

Comprehensive Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Street landscaping to match immediately adjacent properties on Gateway Road;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised the application must be complete 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).

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 #9962-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Applicant states family grievance was the reason why the building permit was not completed on time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0088	Use permit for large livestock and waiver of development standard to eliminate street landscaping	Approved by PC	May 2024

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**

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 there is an active building permit for the primary structure on the property (BD-25-21616). The original condition required building permits to be issued and inspection process to be completed for the existing structures on site; however, there is no building permit in process for those structures. In addition, the building permit for the principal structure must be obtained prior to the accessory structure, which has not occurred either. However, since this is 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 May 7, 2026 to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JORGE MALDONADO

CONTACT: LLAJAIRA MALDONADO, 4077 BORATKO STREET, LAS VEGAS, NV 89115