

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400135 (WS-24-0547)-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** allow accessory structures established prior to the primary structure; **2)** allow a non-decorative fence; and **3)** increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-34-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow a shipping container established prior to the primary structure where not allowed per Section 30.03.01.
 - b. Allow a non-decorative fence established prior to the primary structure where not allowed per Section 30.03.01.
2. Allow a non-decorative fence along the street where fences and walls along a street shall be decorative in urban areas per Section 30.04.03.
3. Increase the fence height to 6 feet where fences are permitted up to 3 feet high on and within 15 feet of the front property line per Section 30.04.03.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.62
- Project Type: Accessory structure and fence

Site Plan

The approved plans depict a 1.62 acre vacant lot accessed from a collector street, Fogg Street, to the east. On the northwest corner of the site, a 340 square foot Connex box is placed which is 10 feet away from the west (rear) property line and 5 feet away from the north (side) property line. Also, there is a 6 foot tall non-decorative fence placed along the entire front property line which extends 49 feet along the south (side) property line. Also, along the north property line, 76 feet back of the front property line, there is a 94 foot long non-decorative fence with screen panels.

Floor Plans & Elevations

The photos depict a 9 foot tall Connex box that has a light grey tint with patches of beige color. The Connex box is 8 feet wide and 42 feet in length.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400069 (WS-24-0547):

Comprehensive Planning

- Until November 15, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- The Connex box and non-decorative fence must be removed by December 1, 2025.
- 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for WS-24-0547:

Comprehensive Planning

- 1 year to remove Connex box and non-decorative fence;
- 3 months 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 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.

Applicant's Justification

Per the submitted justification letter, the applicant states that the building permit for the accessory structure has been completed under BD25-43170. Final inspections were passed on November 3, 2025.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400069 (WS-24-0547)	First extension of time for waivers of development standards for accessory structures in conjunction with a single-family residence	Approved by PC	August 2025
WS-24-0547	Waivers of development standards for accessory structures in conjunction with a single-family residence	Approved by PC	December 2024

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0373	Allowed a single-family development to access a collector street; allowed modified driveway standards; design review for increased finished grade and a single-family residential development - expired	Approved by BCC	October 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

CE23-19530 & CE24-06491 are active violations for commercial vehicle storage and outdoor storage.

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 has been progress made towards commencement of the project. Records show that there is an approved building permit to install a temporary Conex box via BD25-43170. In addition, the applicant has an active building permit for a fence (BD24-08309). Therefore, staff can support this request. However, this application is the second extension of time request. Staff may not support any further extension of time requests.

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 Statute.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval (revise Comprehensive Planning bullet #1 to 6 months; 6 months to address Code Enforcement issues that are currently open).

APPROVALS:

PROTEST:

APPLICANT: SUJHEY JJIMENEZ

CONTACT: SUJHEY JIMENEZ, A&J CONSTRUCTION, LLC, 202 N. PHYLLIS STREET, LAS VEGAS, NV 89110