10/06/26 PC AGENDA SHEET

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