

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0397-ROMERO SUGEY & MARTINEZ CELESTINO:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor.  
TS/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-410-174

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4263 Welter Avenue
- Site Acreage: 0.23
- Project Type: Second driveway

Site Plan

The plan depicts an existing single-family residence with access provided via Welter Avenue. There is an existing driveway that provides access to a 2 car garage on the northwest corner of the parcel. A second driveway, which will be 14 feet wide and 25 feet long is proposed on the northeast corner of the parcel.

Applicant's Justification

The applicant states they would like to construct a second driveway where only 1 is allowed per Uniform Standard Drawing 222. Therefore, they are applying for a waiver of development standards. The proposed additional driveway aims to better accommodate family members by providing a more convenient and direct route for parking. The applicant indicates that this second driveway would reduce the need for on-street parking. Furthermore, the new driveway will be designed and constructed in compliance with all local regulations.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0165-01	Reclassified from R-2 and R-1 to R-1 (RNP III) zoning	Approved by BCC	March 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**Waiver of Development Standards

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

**Public Works - Development Review**

Staff has no objection to the request for the additional driveway as it has no direct impact on any improvements or within the public right-of-way.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Applicant is advised 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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CELESTINO MARTINEZ

**CONTACT:** CELESTINO MARTINEZ, 1206 VIRGINIA CITY AVENUE, LAS VEGAS, NV  
89106