

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0062-ULLOA, JUAN C & BERONICA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Crowley Way and south of Forsythe Drive within Sunrise Manor.
TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

161-04-711-044

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the rear setback for an existing addition where a minimum of 15 feet is required per Section 30.02.07.
 - b. Eliminate the side interior setback for an existing addition where a minimum of 5 feet is required per Section 30.02.07.
 - c. Eliminate the side interior setback for an existing attached patio cover along the north property line where a minimum of 3 feet is required per Section 30.02.07.
 - d. Eliminate the side interior setback for an existing attached patio cover along the south property line where a minimum of 3 feet is required per Section 30.02.07.
 - e. Reduce the front setback for an existing attached carport to 3 feet where 20 feet is required per Section 30.02.07 (an 85% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1977 Crowley Way
- Site Acreage: 0.14
- Project Type: Setback
- Building Height (feet): 9 (addition, northern patio cover, & southern patio cover)/12 (carport)
- Square Feet: 774 (addition)/315 (southern patio cover)/280 (northern patio cover)/398 (carport)

Site Plan

The plan depicts an existing single-family residence with driveway access from Crowley Way to the east. There was an existing unpermitted attached covered patio located on the northwest corner of the site, partially attached to the north and the west sides of the house, which has been enclosed and converted into an addition. This addition has zero setback from the west and north property lines. An attached patio cover is located on the southern side yard, with a zero setback from the south property line. Additionally, a lattice patio cover is located on the northern side yard, with a zero setback from the north property line. Lastly, an attached carport is located on the front yard, set back 3 feet from the front property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The plan shows the addition at a height of 9 feet, constructed of stucco to match the existing single-family residence. The patio cover and lattice cover are also 9 feet in height and supported by white wood columns. The carport is 12 feet in height and constructed of white wood.

Floor Plan

The plan depicts an addition with 774 square feet with an open floor plan that will be used as family/entertainment room.

Applicant’s Justification

The applicant indicates that any structure within 5 feet of a property line will be required to meet 1 hour fire rating standards. If approved, all structures will be brought into compliance with building department requirements as part of the permitting process.

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)	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-14100 is an active violation for building without permits.

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.

Staff finds the request to eliminate the front, side interior, and rear yard setback for the existing addition, patio covers and carport is a self-imposed hardship, and the applicant has not provided a compelling justification demonstrating why the existing structures could not be built to comply with Title 30 development standards. The enclosed nature of the addition alters the character of the site and reduces the required spatial buffer between structures and neighboring yards. Having those structures with eliminated or reduced setbacks will negatively impact the adjacent properties and the neighborhood. Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. 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 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.

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 2 letters

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 06/16/26 – per the Planning Commission.

APPLICANT: JUAN CARLOS ULLOA

CONTACT: JUAN ULLOA, 1977 CROWLEY WAY, LAS VEGAS, NV 89142