10/07/26 BCC AGENDA SHEET **UPDATE**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0352-LOPEZ, BERNARDO RAMOS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/cv (For possible action)

RELATED INFORMATION:

APN:
140-28-617-020

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase hardscape within the front and side yards to 100% where 60% is the maximum allowed per Section 30.04.01D (a 67% increase).
2. Reduce the driveway setback from the property line to zero feet where 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).
3. Increase the driveway width to 33 feet where 28 feet is required per Uniform Standard Drawing 222 (an 18% increase).

LAND USE PLAN:
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 5842 Cinnabar Avenue
- Site Acreage: 0.27
- Project Type: Single-family residential

Site Plan
The site plan depicts a residential lot with a concrete driveway covering all 33 feet 4 inches of the lot frontage. The increase in driveway width and its associated dimension is the subject of the waiver requests. A 1,397 square foot single family home with attached garage is located on the northwest lot line. A 1,452 square foot detached garage is located along the east side of the lot, with a swimming pool and backyard area on the northern portion of the property.

Landscaping
No landscaping is shown in the front and side yards, aerial photos show that the applicant paved this entire area; therefore, a waiver for increased hardscape is required. Minimal landscaping is showing along the north and east property lines.

Elevations
The elevations depict a 12 foot 6 inch detached garage with 2 roll up doors located in the interior east side of the property. The plans show stucco siding and colors to match the existing home.

Applicant's Justification
The applicant states that the concrete was added to cover the front yard spaces in an effort to keep the backyard pool clean. The garage was on the property when the current owner purchased the home and is being improved to meet code standards.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	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
Waivers 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.

Waiver of Development Standards #1
Title 30 limits the maximum amount of hardscape to 60% to reduce the heat island effect and storm water run-off within Unincorporated Clark County. The addition of landscaping within the front yard and/or side yard would help the property become compliant with Title 30. The heat island effect is still abundantly present in hard surfaces, and the increased hardscape appears excessive. For these reasons, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce driveway separation from the property line, as the reduction would decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #3

Staff cannot support the request to increase the residential driveway width and no hardship or special condition was shown that would justify exceeding the maximum allowed width. The wider driveway would exceed the maximum allowed width and create unnecessary pavement area that could lead to additional conflicts between vehicles and pedestrians.

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:

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: CONSTRUCTION BY JUAN CRUZ
CONTACT: CONSTRUCTION BY JUAN CRUZ, 3516 REYNOLDS AVENUE, N. LAS VEGAS, NV 89030