

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0533-AUED, BLAIR:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase accessory structure height; **2)** reduce setbacks; and **3)** reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Single-Family Residential 20) Zone.

Generally located south of Linden Avenue and west of Sari Drive within Sunrise Manor. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-35-210-068

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of an existing accessory structure (flying trapeze) to 34 feet where 25 feet is the maximum per Section 30.02.04B (a 40% increase).
2.
 - a. Reduce the street side setback for an existing accessory structure (Shed #1) to be 6 inches where 10 feet is the minimum per Section 30.02.04.B (a 95% decrease).
 - b. Reduce the street side setback for an existing accessory structure (Storage Box #1) to 6 inches where 10 feet is the minimum per Section 30.02.04.B (a 95% decrease).
 - c. Reduce the street side setback for an existing accessory structure (Storage Box #2) to 1 foot and 2 inches where 10 feet is the minimum per Section 30.02.04.B (an 88% decrease).
 - d. Reduce the street side setback for an existing accessory structure (Storage Box #3) to 1 foot where 10 feet is the minimum per Section 30.02.04.B (a 90% decrease).
 - e. Reduce the street side setback for an existing accessory structure (Storage Box #4) to 1 foot and 5 inches where 10 feet is the minimum per Section 30.02.04.B (an 85% decrease).
3.
 - a. Reduce the separation between Storage Box #1 and Storage Box #2 to 5 feet, 7 inches where 6 feet is the minimum required per Section 30.02.04.B (a 17% decrease).
 - b. Reduce the separation between Storage Box #2 and Storage Box #3 to 3 feet, 9 inches where 6 feet is the minimum per Section 30.02.04.B (a 38% decrease).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 541 Sari Drive
- Site Acreage: 0.5
- Project Type: Accessory structure (flying trapeze)
- Height (feet): 34 (flying trapeze)/5 feet, 11 inches (Shed #1)/ 7 feet, 11 inches (Shed #2)/4 feet, 10 inches (Storage Box #1)/4 feet, 4 inches (Storage Box #2)/4 feet, 9 inches (Storage Box #3)/4, feet 9 inches (Storage Box #4)
- Square Feet: 792 (flying trapeze)/13.75 (Shed #1)/111.7 (Shed #2)/59.67 (Storage Box #1)/36.07 (Storage Box #2)/27.40 (Storage Box #3)/53.39 (Storage Box #4)

Site Plan & Request

The plans depict an existing single-family residence on the southwest corner of Sari Drive and Linden Avenue. The property has access via Linden Avenue to the north. The house is located on the east portion of the lot and the west portion of the lot includes existing structures such as a flying trapeze, a pool, shade structures, 2 sheds, and 4 storage boxes. There is an existing unoccupied recreational vehicle parked on the northeast corner of the site.

The existing accessory structures are as follows:

- Flying Trapeze:
Front Setback: 164 feet
Street Side Setback: 27 feet and 6 inches
Interior Side Setback: 39 feet
Rear Setback: 29 feet
- Shed #1:
Front Setback: 124 feet and 4 inches
Street Side Setback: 6 inches
Interior Side Setback: 103 feet and 7 inches
Rear Setback: 93 feet and 7 inches
- Shed #2:
Front Setback: 33 feet
Street Side Setback: 90 feet
Interior Side Setback: 43 feet
Rear Setback: 114 feet

- Storage Box #1:
Front Setback: 201 feet
Street Side Setback: 6 inches
Interior Side Setback: 35 feet
Rear Setback: 104 feet 4 inches
- Storage Box #2:
Front Setback: 188 feet
Street Side Setback: 1 foot and 2 inches
Interior Side Setback: 56 feet
Rear Setback: 122 feet
- Storage Box #3:
Front Setback: 176 feet
Street Side Setback: 1 foot
Interior Side Setback: 66 feet
Rear Setback: 117 feet and 5 inches
- Storage Box #4:
Front Setback: 150 feet and 6 inches
Street Side Setback: 1 foot and 5 inches
Interior Side Setback: 84 feet
Rear Setback: 105 feet

Per the site plan, Storage Boxes #1 through #4 and Shed #1 do not meet the required street setback of 10 feet. These structures are located along north property line adjacent to Linden Avenue.

In addition, Storage Box #1 and Storage Box #2 have a separation distance of 5 feet, 7 inches where 6 feet is required. The plans also show that Storage Box #2 and Storage Box #3 have a separation distance of 3 feet, 9 inches where 6 feet is required.

Since the existing accessory structures do not meet the required street setback and the separation distance, waivers of development standards are required.

Lastly, the applicant is requesting a waiver to increase the accessory structure height of an existing flying trapeze to 34 feet where 25 feet is the maximum allowed per Title 30.

Elevations

The photos depict a 34 foot high flying trapeze structure constructed of metal, featuring a 12 foot wide and 66 foot long frame across 3 sections. A swing is fastened to the top part of the structure. A ladder is attached to the structure to allow for entry and exit from the platform located inside the structure. Safety netting is located underneath the swing and platform towards the bottom of the structure.

The photos depict that Shed #1 is made of metal, painted brown, and it is 5 feet and 11 inches tall. Shed #2 is 7 feet, 11 inches tall and made out of plastic with light and dark grey details. All four storage boxes are made out of wood and have a white exterior color. Storage Box #1 is 4 feet and 10 inches tall. Storage Box #2 is 4 feet and 4 inches tall. Storage Box # 3 & #4 are 4 feet and 9 inches tall. All of the accessory structures are not architecturally compatible to the primary residence.

Applicant's Justification

The applicants are performers for the Mystere Cirque du Soleil show. The applicant states that the flying trapeze structure is intended solely for private training for the residents of the household. The structure is necessary for physical fitness and skills development. The applicant adds they do not offer lessons. The only children permitted on the equipment are their own. However, flying trapeze requires multiple participants, a maximum of 10 colleagues may come to the property to participate. The applicant will practice on the trapeze for 2 hours between 3 to 5 times a week. The structure is safe and does not pose any risk to the performers or the area.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE24-31016 is an active code enforcement violation for running a business from a residential property.

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

While staff can understand the applicant's desire to have the flying trapeze structure, the size and design of the structure is not compatible with the character of the neighborhood. The flying

trapeze structure significantly exceeds the maximum height for accessory structure in an RS20 Zone. The applicant did not provide any mitigating measures to reduce the impact on adjacent properties. Therefore, staff cannot support this request.

Waivers of Development Standards #2 & 3

Shed #1 and all 4 storage boxes are placed along Linden Avenue and do not meet the side street setback requirements of 10 feet. The storage boxes also do not meet the separation distance of 6 feet. Separation distances requirements help preserve the appeal and integrity of a neighborhood as well as moderate adverse visual impacts. The applicant has the ability to relocate the modular accessory structures since the site has ample room. The applicant did not provide sufficient justification as to why the accessory structures cannot meet the required setbacks and separation distance. Therefore, staff cannot support these requests.

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.

PLANNING COMMISSION ACTION: September 2, 2025 – APPROVED – Vote: Unanimous Absent: Kirk

Comprehensive Planning

- 1 year to review and to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Waiver of development standards #1 is only for the flying trapeze;
- No lights past 8:00 p.m.;
- No night practice past 8:00 p.m.;
- No business to be conducted on-site;
- Groundcover for the whole backyard.
- 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; 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.

TAB/CAC: Sunrise Manor - approval of waiver of development standards #1; denial of waivers of development standards #2 and #3.

APPROVALS: 2 cards

PROTESTS: 4 cards

APPEAL: This item has been appealed by the applicant who does not agree with the approved conditions.

APPLICANT: BLAIR AUED

CONTACT: BLAIR AUED, 541 SARI DRIVE, LAS VEGAS, NV 89110