



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 14, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Sondra Cosgrove, Chair
Earl Barbeau, Vice-Chair
Kevin Williams, Member
Harry Williams, Member
Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 31, 2025. (For possible action)
- IV. Approval of the Agenda for August 14, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

08/19/25 PC

- 1. ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/tpd/cv (For possible action)08/19/25 PC

09/02/25 PC

- 2. WS-25-0533-AUED, BLAIR:
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)09/02/25 PC

09/03/25 BCC

- 3. ET-25-400076 (DR-21-0714)-LVBH PROPERTY, LLC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) distribution center; and 2) finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Lamb Boulevard within Sunrise Manor. MK/nai/kh (For possible action)09/03/25 BCC
- 4. WS-25-0506-BLUE SKY IRREVOCABLE TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) reduced setback; 3) allow an attached sidewalk; and 4) alternative driveway geometrics. DESIGN REVIEW for a commercial building on 0.4 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Mojave Road within Sunrise Manor. TS/mh/kh (For possible action)09/03/25BCC

VII. General Business: None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 28, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

July 31, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan –EXCUSED Kevin Williams-PRESENT Dane Tomaso- Planning Vivian Kalarski- Comprehensive Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	assistant Gloria Wells	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the July 10, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for July 31, 2025

Moved by: Earl Barbeau

Action: Approved with removal of items 8 & 9

Vote: 4-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

08/05/25 PC

1. **WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA**
TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)08/05/25 PC
Moved by: Mr. Harry Williams
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

08/06/25 BCC

2. **ZC-25-0431-CABRERA ESWIN:**
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file).
TS/gc (For possible action)08/06/25 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
3. **UC-25-0432-CABRERA, ESWIN:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) modify residential adjacency standards; 3) waive off-site improvements (curb, gutter, and sidewalks); and 4) allow residential pan driveways.
DESIGN REVIEW for an outdoor storage facility on 0.54 acres in an IP (Industrial Park) Zone.
Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/06/25 BCC
Moved by: Mr. Barbeau
Action: Approved with if approved conditions
Vote: 4-0/Unanimous

08/19/25 PC

4. **ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/tpd/cv (For possible action)08/19/25 PC

HELD TO AUGUST 14, 2025 MEETING NO APPLICANT PRESENT

5. **UC-25-0500-SUNNY PROPERTIES, INC.:**
USE PERMIT to allow vehicle maintenance and repair in conjunction with an existing warehouse complex on a portion of 2.28 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located north of Cecile Avenue and east of Marco Street within Sunrise Manor. MK/jud/cv (For possible action)08/19/25 PC
Moved by: Mr. Harry Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

08/20/25 BCC

6. **VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**
VACATE AND ABANDON a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)08/20/25
Moved by: Mr. Harry Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
7. **UC-25-0495-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; and 3) modified residential adjacency standards.
DESIGN REVIEW for a proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor. TS/hw/cv (For possible action)08/20/25 BCC
Moved by: Ms. Cosgrove
Action: Approved per staff with if approved conditions & work w/ neighbors re: neighbors existing wall on east side
Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

8. **ZC-25-0400-FOUNDATION CHRISTIAN CENTER:**
ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)

NO ACTION TAKEN ALREADY WENT TO BCC

9. **WS-25-0401-FOUNDATION CHRISTIAN CENTER:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action)

NO ACTION TAKEN ALREADY WENT TO BCC

VII. General Business: None

VIII. Public Comment: A neighbor had questions about the item held.

IX. Next Meeting Date: The next regular meeting will be August 14, 2025

X. Adjournment
The meeting was adjourned at 7:46 pm

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor.
TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-34-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a shipping container established prior to the primary structure where not allowed per Section 30.03.01.
- b. Allow a non-decorative fence established prior to the primary structure where not allowed per Section 30.03.01.
2. Allow a non-decorative fence along the street where fences and walls along a street shall be decorative in urban areas per Section 30.04.03.
3. Increase the fence height to 6 feet where fences are permitted up to 3 feet high on and within 15 feet of the front property line per Section 30.04.03.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.62
- Project Type: Accessory structure & fence

Site Plans

The approved plans depict a 1.62 acre vacant lot accessed from a collector street, Fogg Street, to the east. On the northwest corner of the site, a 340 square foot Connex box is placed which is 10 feet away from the west (rear) property line and 5 feet away from the north (side) property line. Also, there is a 6 foot tall non-decorative fence placed along the entire front property line which extends 49 feet along the south (side) property line. Also, along the north property line, 76 feet back of the front property line, there is a 94 foot long non-decorative fence with screen panels.

Floor Plans & Elevations

The photos depict a 9 foot tall Connex box that has a light grey tint with patches of beige color. The Connex box is 8 feet wide and 42 feet in length.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0547:

Comprehensive Planning

- 1 year to remove Connex box and non-decorative fence;
- 3 months 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.

Applicant's Justification

The applicant states they are in the process of obtaining plans from their architect for their Design Review and Tentative Map. They are requesting more time while this land use process is underway.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0547	Waivers of development standards for accessory structures in conjunction with a single-family residence	Approved by PC	December 2024
WS-20-0373	Allowed a single-family development to access a collector street; allowed modified driveway standards; design review for increased finished grade and a single-family residential development - expired	Approved by BCC	October 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residence
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residence

Clark County Public Response Office (CCPRO)

CE23-19530 & CE24-06491 are active violations for commercial vehicle storage and outdoor storage.

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds the applicant has not worked to satisfy the conditions of approval for the original application (WS-24-0547). There is an active permit (BD24-08309) to construct a CMU wall around the perimeter of the subject parcel. However, no progress has been made on this permit since March 20, 2024. Very little progress has been made to construct a single-family residence on the subject site. The applicant has made no progress with this request since the original approval. 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:

- Until December 17, 2025 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 that the Connex box and non-decorative fence must be removed by December 17, 2025 per the original condition of approval; 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; 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:

APPROVALS:

PROTEST:

APPLICANT: A&J RENTALS, LLC

CONTACT: A&J RENTALS, LLC, 202 N. PHYLLIS STREET, LAS VEGAS, NV 89110

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-34-103-004

PROPERTY ADDRESS/ CROSS STREETS: Fogg St and Bonanza Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of permit . WS - 240541

PROPERTY OWNER INFORMATION

NAME: A&J Rentals LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89110

TELEPHONE: 702-630-9334 CELL 702-289-1063 EMAIL: aandjrentalsllc@gmail.com

APPLICANT INFORMATION

NAME: A&J Construction LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89110 REF CONTACT ID #

TELEPHONE: 702-241-0844 CELL 702-241-0844 EMAIL: Jmnz@aandjconstructionlv.com

CORRESPONDENT INFORMATION

NAME: A&J Construction LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89110 REF CONTACT ID #

TELEPHONE: 702-241-0844 CELL 702-241-0844 EMAIL: Jmnz@aandjconstructionlv.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☒ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER

APPLICATION # (s) ET-25 400064

ACCEPTED BY MY

PC MEETING DATE 5/5/25

DATE

Fees \$800

BCC MEETING DATE

TAB/CAC LOCATION Sunrise Manor

DAT. 7/10/25

ET-25-400064

PLANNING
COP

3/12/2025

A&J RENTALS LLC

202 N PHYLLIS STREET
LAS VEGAS, NV 89110

Dear Recipient:

This letter is to indicate that A&J Rentals LLC, Owner of parcel #140-34-103-004, would like to obtain an extension of Permit # 24-100963. We are currently in the process of obtaining Floor plans, elevation plans, and landscape plans from the Architect, and have a scheduled appointment with Comprehensive Planning on Tuesday April 15th, at 1:00pm under Phil Wakefield, for our Design Review and Tentative Map. Please, we ask that you approve this application. Thank you.

SINCERELY,

A&J RENTALS LLC

ET-25-400069

PLANNED
COPY

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0533-AUED, BLAIR:

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 be 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 be 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 be 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 be 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)/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)/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

Per the applicant, the flying trapeze requires a certain number of people to help balance the structure when it is in use. Therefore, the applicant's colleagues practice on the flying trapeze with the applicant. Aerial photographs show that multiple vehicles park along Linden Avenue since they are guests of the applicant. Per the applicant there is no active business or home occupation on the site.

- 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
- 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 per Code.

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 tall and 11 inches tall and made out of plastic with light and grey 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.

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 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BLAIR AUED

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-35-210-068

PROPERTY ADDRESS/ CROSS STREETS: 541 SARI DR. | LINDEN & SARI

DETAILED SUMMARY PROJECT DESCRIPTION

I'm APPLYING FOR A WAIVER OF DEVELOPMENT STANDARDS
FOR HEIGHT RESTRICTION.

PROPERTY OWNER INFORMATION

NAME: BLAIR AUED

ADDRESS: 541 SARI DR

CITY: LAS VEGAS

TELEPHONE: _____

STATE: NV ZIP CODE: 89110

CELL 3109034050 EMAIL: BLAIRINTHEAIR@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: SAME AS ABOVE

ADDRESS: _____

CITY: _____

TELEPHONE: _____

STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE

ADDRESS: _____

CITY: _____

TELEPHONE: _____

STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

BLAIR AUED
Property Owner (Print)

3/3/25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ ADR

☐ AG

☐ AR

☐ AV

☐ DR

☐ ET

☐ PA

☐ PUD

☐ PUDD

☐ SC

☐ SDR

☐ SN

☐ TC

☐ TM

☐ UC

☐ VS

☐ WC

☐ WS

☐ ZC

☐ OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

Blair Aued
541 Sari Dr.
Las Vegas, NV 89110
310-963-4650
Blairintheair@gmail.com

Date : June 8, 2025

Clark County Comprehensive Planning Department
500 S Grand Central Parkway
Las Vegas, NV 89155

Subject: Justification Request to Retain Flying Trapeze Equipment on Property for Professional Training

Dear Members of the Clark County Comprehensive Planning Department,

I am writing to request permission from the Clark County Comprehensive Planning Department to allow us to maintain and utilize flying trapeze equipment on my property, located at 541 Sari Dr., Las Vegas, NV 89110, for personal training purposes. The equipment is vital for the development and training of myself and my partner as professional aerialists. I am currently pregnant with my second child and intend to use the equipment after giving birth to return to performing. My partner, Jordan Tribble, is an on-call artist at Mystère by Cirque du Soleil and requires regular use of our equipment to maintain his conditioning for his opportunities at Mystère. Its use is integral to our growth as performers.

Purpose and Use of the Equipment

The flying trapeze equipment will be used exclusively for personal training and conditioning. We do not offer lessons or charge fees for its use. Because flying trapeze requires multiple participants, colleagues may come to the property to practice, but again, without any fees. Practices will be held approximately 3–5 days per week for approximately 2 hours, with a maximum of 10 people present at any given time. The only children permitted on the equipment are our own.

Legal and Zoning Considerations

Because our address is 541 Sari Dr., the wall along Sari Dr. is considered the front setback for our property. The house was built in the 1970s and has remained unchanged since its construction. As per Section 30.04.05.B of the Clark County Unified Development Code, modifications to existing development legally established with no changes to project design or site features shall not require compliance with current standards. Therefore, waivers for the house itself are not required.

The only changes on the property are the trapeze equipment and other accessory structures. In accordance with Section 30.02.04, I am applying for the following waivers:

A waiver for the shed labeled S1 to have a street side setback of 6 inches, where 10 feet is required.

A waiver for the storage boxes labeled B1-B4 to have a street side setback of 6 inches, where 10 feet is required.

A waiver for the trapeze to be 34 feet tall, where 25 feet is the maximum allowed.

Also, we are requesting for a Design Review for the tents that are not architecturally compatible with the house. They are 16' tall, except for shade which is over the bar bar.

Las Vegas is renowned for its vibrant entertainment industry, which significantly contributes to the local economy and cultural identity. By maintaining and utilizing the flying trapeze equipment, we aim to contribute to this rich cultural tapestry. Our practice sessions often attract the attention of local residents, inspiring them to engage with the performing arts and fostering a sense of community pride.

Safety Measures and Considerations

We are committed to ensuring that the flying trapeze equipment is used in a manner that upholds the highest safety standards. We regularly inspect the equipment, making improvements and replacing components as needed to ensure its integrity for our health and safety. As professionals in this industry for over 10 years, we are well aware of the specifications required to maintain the safety of the rig. Furthermore, we ensure that any potential noise or disruption is kept to a minimum, especially in terms of hours of use and maintenance.

Investment and Family Impact

As first-time homeowners, we carefully selected this property for its spacious lot, which provides us with the unique opportunity to have a flying trapeze as part of our growing family's lifestyle. The ability to maintain and use this equipment is not only a key feature of our home, but also central to our family's well-being and future plans.

If we are unable to continue using the trapeze, it would significantly impact the utility of our property and our sense of having made a meaningful investment in our home. We've worked hard to improve both the interior and exterior of the house, and we genuinely value the chance to contribute positively to the neighborhood. Our goal is to create a safe and welcoming environment for our family and continue to be responsible, respectful neighbors.

Your support in allowing us to maintain this part of our home would mean the world to us and would allow us to continue building the life we envision.

Conclusion

Allowing us to retain the flying trapeze equipment on my property will greatly benefit our personal health, safety, and professions. We understand the importance of complying with any necessary zoning regulations and are fully committed to working with the Planning Department to ensure the project is handled responsibly and thoughtfully.

We kindly request that the Comprehensive Planning Department grant us permission to continue using the flying trapeze for our personal training purposes. Please feel free to contact me if you require any additional information or would like to discuss this request further. Thank you for your time and consideration.

Sincerely,
Blair Aued

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-25-400076 (DR-21-0714)-LVBN PROPERTY, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) distribution center; and 2) finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Lamb Boulevard within Sunrise Manor. MK/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-101-007

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.24
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 100,000
- Parking Required/Provided: 100/100

Site Plans

The approved plans show a 100,000 square foot distribution center oriented perpendicular to Las Vegas Boulevard North. Parking is located on the perimeter of the site. An 8 foot high block wall will be adjacent to the residential to the north and to the west. Access to the loading docks and additional parking will be through an entry gate on the north side of the building and a gated exit on the southwest side. Access to the site is from a driveway from Las Vegas Boulevard North.

Landscaping

The approved plans show an intense landscape buffer on the north and the west sides of the site ranging from 10 feet wide to 21 feet wide with 2 rows of trees 10 feet apart. Parking lot landscaping and street landscaping are in compliance with Title 30 standards.

Elevations

The approved plans show a 1 story concrete tilt-up construction distribution center with average roof height at 42 feet 4 inches and a maximum height of 44 feet at the parapets. The truck loading docks with 16 bays are located on the west side of the building, 163 feet from the residential development to the west.

Floor Plans

The approved plans show an open floor plan with an office area depicted in the northeast portion of the building.

Signage

Signage was not a part of the request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0714

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 9 foot increase in finished grade shall be limited to on-site wash;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0414-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time because the owner of the property recently passed away. The new representatives would like to proceed with the project and need more time. The applicant is requesting a three year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0256	Vacation and abandonment of a public drainage easement	Approved by PC	June 2022
DR-21-0714	Original application for a distribution center	Approved by BCC	February 2022
UC-20-0133	Vehicle repair facility - expired	Approved by BCC	May 2020
UC-19-0914	Commercial vehicle repair with office as a principal use - expired	Approved by BCC	January 2020
DR-1726-06	Warehouse facility - expired	Approved by PC	January 2007
ZC-2195-97	Reclassified the site to M-D zoning	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-60)	Single-family residential
South & East	Business Employment	IP & H-2 (AE-60)	Warehouses & undeveloped

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

There are multiple permits submitted with the Building Department and Public Works. However, records show that there has been no recent activity. There is an approved traffic study (PW22-11014). The off-site improvement permit (PW22-19069) has had no activity since September 2023. The building permit (BD-22-57983) for early grading has had no activity since January 2024. The building permit (BD23-02348) for the shell building has had no activity since February 2024. The trash enclosure building permit has had no activity since November 2023. The applicant is requesting a 3 year extension, but this application was submitted a year after the original expiration date, so staff's recommendation for a 2 year extension accomplishes what the applicant is requesting. Staff can support this request since it is the first extension of time, however, staff may not support future extensions of time if progress is not made.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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

- Until February 2, 2027 to commence or the application will expire unless extended with approval of an extension of time.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LVBV PROPERTY, LLC

CONTACT: JASON TREI, TWC CONSTRUCTION, 431 EASTGATE ROAD, 3RD FLOOR,
HENDERSON, NV 89011

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-08-101-007

PROPERTY ADDRESS/ CROSS STREETS: 3825 Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

This application is to request an extension of time. The owner of this parcel has passed away and the family would like to keep the design review application DR-21-0714 active for future sale of property

PROPERTY OWNER INFORMATION

NAME: LVBN Property
ADDRESS: 4460 Riviera Ridge Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89115
TELEPHONE: N/A CELL 702-400-6070 EMAIL: russell.bay@xlcompanies.com

APPLICANT INFORMATION (must match online record)

NAME: Russell Bay
ADDRESS: 4460 Riviera Ridge Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: N/A CELL 702-400-6070 EMAIL: russell.bay@xlcompanies.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jason Trei
ADDRESS: 431 Eastgate Rd
CITY: Henderson STATE: NV ZIP CODE: 89011 REF CONTACT ID # _____
TELEPHONE: 702-597-3444 CELL 702-234-4563 EMAIL: jtrei@twcconstruction.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Russell Bay
Property Owner (Print)

1/29/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Justification Letter

January 28, 2025

Clark County – Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106
Ph: 702-455-4314

Re: Boulevard Industrial Building – Justification Letter - Extension of Time
3825 N. Las Vegas Blvd., LV, NV 89115
APN# 140-08-101-007

REFERENCE: DR-21-0714 (Original Notice of Final Action was dated February 14, 2022)

To Whom It May Concern:


This letter is to request an **Extension of Time** for the new warehouse distribution center building for LVBN Property LLC for a total gross square footage of 100,000 sf located on 7.24 acres at vacant lot APN#140-08-101-007.

The original owner had encountered some health issues and recently passed away. The new representatives want to restart the project and proceed with the process and therefore we are requesting more time for entitlement approval.

Currently, we have building department approval for the project pending the civil improvement plans being approved by public works. To my understanding the civil improvement plans have been approved by public works and was pending posting the bond before being routed for mylar signatures.

We look forward to working with Clark County to create another great project. Should you have any questions regarding our project please feel free to contact me at your convenience at 702-810-3913.

Sincerely,



Wade Takashima, NCARB, AIA, LEED AP
Chief Executive Officer
Creative FIT



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0506-BLUE SKY IRREVOCABLE TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) reduced setback; 3) allow an attached sidewalk; and 4) alternative driveway geometrics.

DESIGN REVIEW for a commercial building on 0.4 acres in a CG (Commercial General) Zone.

Generally located south of Charleston Boulevard and east of Mojave Road within Sunrise Manor. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-01-510-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of the street landscape area along Charleston Boulevard to 5 feet where a minimum of 6 feet is required per Section 30.04.01D (a 17% reduction).
2. Reduce the side street setback to 5 feet where a minimum of 10 feet is required per Section 30.02.14B (a 50% reduction).
3. Allow an attached sidewalk along Mojave Road where a detached sidewalk is required per Section 30.04.08C.
4.
 - a. Reduce the driveway approach distance to the intersection of Charleston Boulevard and Mojave Road to 77 feet where a minimum distance of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 49% reduction).
 - b. Reduce the ingress driveway throat depth for a proposed driveway along Mojave Road to 9 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 64% reduction).
 - c. Reduce the egress driveway throat depth for a proposed driveway along Mojave Road to 16 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3121 E. Charleston Boulevard

- Site Acreage: 0.4
- Project Type: Commercial
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 5,830
- Parking Required/Provided: 17/16
- Sustainability Required/Provided: 7/4.5

History & Site Plan

The site was previously approved for a convenience store via UC-19-0745 in January 2020. An administrative extension of time (ADET-22-900186) was approved in April 2022, but subsequently expired on January 21, 2023 due to the project failing to commence. The applicant is now proposing a commercial building with associated waivers of development standards.

The plans depict a 5,830 square foot building that is set back 5 feet from the north property line, 10 feet from the east property line, 23 feet from the south property line, and 81 feet from the west property line. The setback requirement from the north property line is 10 feet, so the 5 foot setback provided requires a waiver of development standards. The site is accessed via a 2-way commercial driveway along Mojave Road. The ingress and egress throat depths for the driveway along Mojave Road are 9 feet and 16 feet, respectively, where a minimum of 25 feet is required, necessitating a waiver of development standards. Parking is located along the west side of the building, with 16 spaces provided where 17 are required. However, the site is located approximately 260 feet east of a fixed transit stop along Charleston Boulevard, allowing for a 10% parking reduction; therefore, the parking reduction is permissible without a waiver of development standards. A pedestrian walkway connects the south side of the parking area to the building entrances, with an approximately 7 foot wide walkway provided along the building frontage. A loading space is located southwest of the building, and the trash enclosure is located just west, along the south property line. A 5 foot high screen wall is located along the east property line.

Landscaping

The plans depict attached sidewalks with street landscaping along Charleston Boulevard and Mojave Road, consisting of medium and large trees, shrubs, and groundcover. The landscape area along Mojave Road is 10 feet in width as required by Title 30, while the landscape area along Charleston Boulevard is 5 feet in width where 6 feet is required, requiring a waiver of development standards. Several of the trees along the streets are within 20 feet of the parking area and count toward the parking area tree requirement per Title 30. Trees are provided at the ends of both parking areas, with additional shrubs located along the south property line.

Elevations

The plans depict a 19 foot high building with a flat roofline. The west side of the building features storefront doors, while the east side has man doors to exit the building. The south side has an exit for the fire riser room. The north side of the building does not provide any architectural enhancements or articulations. The south, east, and west building façades feature white doors and a stucco finish painted an almond color.

Floor Plans

The plans depict an open layout featuring a mix of office and retail uses, with a total area of 5,830 square feet. The plans indicate that the retail and office suites on the south end of the building will be part of the Phase 1 construction, while the convenience store and liquor store on the north side of the building will be part of the Phase 2 construction. A fire riser room is located in the southeast corner of the building.

Applicant's Justification

The applicant states that the site was formerly occupied by a convenience store and is now vacant. The site entrance has been redesigned to align with the preferences of Public Works. The landscaping does not meet the Title 30 standards, but it should be sufficient and will exceed the landscaping provided on neighboring properties. The driveway along Mojave Road has been located as far south as possible, but site constraints prevent the minimum approach distance from being met. The proposed use is consistent with the zoning and is compatible with residential development in the vicinity of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-22-900186 (DR-19-0745)	First extension of time for use permits for a convenience store and alcohol sales, waivers for reduced parking, reduced separation for trash enclosure, alternative landscaping, reduced driveway separation, and alternative driveway geometrics, and design reviews for a retail building and alternative parking lot landscaping - expired	Approved by ZA	April 2022
UC-19-0745	Use permits for a convenience store and alcohol sales, waivers for reduced parking, reduced separation for trash enclosure, alternative landscaping, reduced driveway separation, and alternative driveway geometrics, and design reviews for a retail building and alternative parking lot landscaping - expired	Approved by PC	January 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	M	Office
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Manufactured home park
East	Neighborhood Commercial	CG	Vehicle maintenance
West	Compact Neighborhood (up to 18 du/ac)	RS3.3 & C-1	Undeveloped

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

Staff finds that the reduction in the landscape area width along Charleston Boulevard is minimal, particularly because the applicant is providing enough trees to meet Title 30 standards. Staff does not anticipate any adverse effects resulting from the reduced landscape area. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff finds that the building setback reduction along the north property line will not negatively impact the public right-of-way or surrounding properties. The lot size and configuration constrain the extent to which the site can feasibly be developed, and staff has no objection to the proposed setback reduction. Therefore, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the site is generally well designed and compatible with development in the surrounding area. However, the building does not meet the design standards for nonresidential development and the site does not provide the sustainability measures required by Title 30. Therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to allow an attached sidewalk in place of a detached sidewalk along Mojave Road. The site is new construction; therefore, there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #4a

Staff has no objection to the reduction in the approach distance for the Mojave Road commercial driveway. The applicant placed the driveway as far south as the site will allow. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waivers of Development Standards #4b & #4c

Staff cannot support the request to reduce the throat depth for the commercial driveway on Mojave Road. Staff finds vehicles entering the site will come into conflict with the loading dock opposite the commercial driveway. Furthermore, the sanitation bin enclosure adjacent to the commercial driveway will create stacking in the right-of-way when a sanitation truck is present.

Staff Recommendation

Approval of waivers of development standards #1 and #2; denial of waivers of development standards #3, #4 and the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to relocate the sanitation bin enclosure and loading zone away from the Mojave Road commercial driveway;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Mojave Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0050-2026 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID STRAIT

CONTACT: DAVID STRAIT, D. W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, NORTH LAS VEGAS, NV 89031



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-01-510-001

PROPERTY ADDRESS/ CROSS STREETS: Charleston and Mojave

DETAILED SUMMARY PROJECT DESCRIPTION

We request a design review and waivers as previously approved as UC-19-0745 For a strip mall with tenant spaces including a package liquor store and a convenience store to be built on vacant land.

PROPERTY OWNER INFORMATION

NAME: Blue Sky Irrevokable Trust

ADDRESS: 503 Mountain Villa Dr

CITY: Las Vega

STATE: NV

ZIP CODE: 89110

TELEPHONE: _____ CELL (702) 301-2446 EMAIL: joebahnan1990@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Joe Bahnan

ADDRESS: 605 E Twain Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID # _____

TELEPHONE: _____ CELL (702) 301-2446 EMAIL: joebahnan1990@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: David Strait

ADDRESS: 1223 Heather Oaks Way

CITY: North Las Vegas

STATE: NV

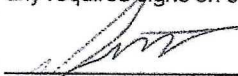
ZIP CODE: 89031

REF CONTACT ID # dwstraitarch

TELEPHONE: _____ CELL (702) 239-1838 EMAIL: dave.dwstrait@cox.netJoe

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Joe Bahnan

Property Owner (Print)

3/24/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

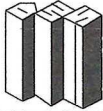
DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



D. W. STRAIT Architecture & Planning

1223 Heather Oaks Way • North Las Vegas • Nevada 89031

Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: June 16, 2025

To: Clark County Planning Commission and Staff

Subject: **Justification Letter**
Waiver Development Standards for Entrance Drive Position and
Landscaping and Design Review of the building and its uses,

APN 162-01-510-001
APR-25-100181

This is a request to re-approve the items of UC-19-0745

Request

We request a design review of the commercial building to be occupied by commercial retail shops and/or business offices and its site amenities.

We request a design review to allow a package liquor store and a convenience store that will sell beer and wine, with the usual prepared sandwiches, donuts, coffee, and beverages. We plan to develop the site as shown and build the main building in phases with the south third of the building constructed first.

We request a waiver to allow our proposed alternative landscape planting with ten trees, and a 5' landscape buffer where 6' is required along Charleston (contiguous with the right of way landscaping) as proposed in lieu of the design standard along Charleston Blvd. and Mohave Rd. per 30.04.01. We also request to allow the east row of parking against the building have 10 spaces without a finger island per 30.04.01.

We request a waiver of development standards to allow the attached sidewalk along Mohave Rd. in lieu of a detached sidewalk per 30.04.08

We request waiver to allow the north building set-back 5' from the north property line and 27 feet from the street to be accepted as sufficient per 30.02.14

Public Works

We request a waiver of development standards to reduce the approach distance to 77 feet, where 150 feet is required per Uniform Standard Drawing 222.1.

We further request a waiver of development standards to reduce the throat depth distance to 16 feet on outbound side and 9' on inbound side where 25 feet is required per Uniform Standard Drawing 222.1.

Background

The site was formerly occupied by a convenience store, and is now vacant land. It is comprised of two former parcels that are combined to cover 0.4 acres on the corner of Charleston Blvd. and Mojave Ave.

Development

We are planning to build a single story commercial shell building that will later be improved with commercial tenant spaces. The owner will occupy one end, and either his convenience store or his liquor store will be the first tenant build-out improvement.

Commercial Building
Land Use Justification
Continued Page 2

Considerations

Parking - The site is compact, and we can build 18 spaces (with one accessible spaces). We propose an entrance that civil engineering and public works had indicated as their preference, and we will exceed the present requirement of 17 spaces.

Landscape - We ask that the proposed landscaping be accepted as sufficient. While we may not completely achieve the Title 30 standard, we submit that it is a sufficient design that will clearly exceed the standard of our neighboring properties.

Drive Entrance

We have followed the advice of civil engineering and public works staff to place the drive entrance completely on our parcel. The result is that it will be as far south as possible but less than 150 feet from the Charleston intersection.

The queuing length allows a vehicle up to 25 feet long to stand waiting to make an exit without obstructing the internal driveway. We believe that congestion caused by this would be rare.

The approach radius for northbound traffic will have the same clear inside radius as a complete standard drive entrance.

Truncating the sidewalk and curb on this south side will pose no true hardship since there are no public sidewalks south of our property.

Trash and Recycling enclosure

We propose the trash enclosure to allow trash removal vehicles a relatively easy access without consuming limited parking space. It is separated from the neighboring property by the width of the existing maple street. It is also separated from the nearest residential unit (of the mobile home park) by more than 50 feet.

Bicycle Parking - There will be racks provided for at least 4 bicycles in the landscaped yard.

Summary

The proposed use is consistent with the CG zoning for our site. It is compatible with nearby residential areas, and it is appropriate for the East Charleston vicinity.

Submitted on behalf of Joe Bahnan.

Sincerely,



David W. Strait,
Architect Lic. 2841