



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

September 27, 2022

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 Dawn vonMendenhall at 702-289-0196.
 - Supporting material is/will also be 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/LoneMountainCAC>

Board/Council Members: Chris Darling, Chairperson
 Dr. Sharon Stover, Vice Chairperson
 Kimberly Burton
 Carol Peck
 Allison Bonnano

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Jennifer Damico, 702-455-1900, Jennifer.Damico@clarkcountynv.gov
 William Covington, 702-455-2540, William.Covington@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, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

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 September 13, 2022. (For possible action)
- IV. Approval of the Agenda for September 27, 2022, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's & Commissioner Kirkpatrick's office – County Liaisons will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning and Zoning

10/18/22 PC

- 1. **WC-22-400099 (UC-21-0363)-JOLLEY, TYSON & RABITO, JACLYN: WAIVER OF CONDITIONS** of a use permit requiring therapists and patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day in conjunction with a home occupation on 2.0 acres in an R-A (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/lm/syp (For possible action)
- 2. **AR-22-400098 (UC-21-0363)-JOLLEY, TYSON & RABITO, JACLYN: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** allow customers to the residence; **2)** allow employees to the residence; and **3)** allow a home occupation to be conducted outside in conjunction with a home occupation on 2.0 acres in an R-A (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/lm/syp (For possible action)

- 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: October 11, 2022.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129.
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

September 13, 2022

MINUTES

Board Members: Chris Darling – Chair – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT**
Kimberly Burton – **PRESENT**
Carol Peck – **EXCUSED**
Allison Bonnano - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

-
- 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 August 9, 2022 Minutes
- Moved by: KIM**
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for September 13, 2022
- Moved by: SHARON**
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **VS-22-0485-CLARK COUNTY: VACATE AND ABANDON** a portion of a right-of-way being Torrey Pines Drive located between Bridal Cave Avenue and Rome Boulevard, a portion of a right-of-way being Mustang Street located between Deer Springs Way and Rome Boulevard, a portion of a right-of-way being Maverick Street located between Deer Springs Way and Rome Boulevard, and a portion of right-of-way being Deer Springs Way between Maverick Street and Rebecca Road within Lone Mountain. MK/jud/syp (For possible action) 10/4/22 BCC

Action: APPROVED subject to staff conditions

(Neighbors present in opposition voiced concerns with gate access, increased traffic, and responsibility of maintaining vacated area)

Moved By: KIM

Vote: 4/0 Unanimous

2. **WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce net lot area; **3)** reduce setbacks; and **4)** establish alternative yards. **DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action) 10/4/22 BCC

Action: DENIED due to incompatibility of design for existing neighborhood

Moved By: SHARON

Vote: 4/0 Unanimous

IX. Next Meeting Date

The next regular meeting will be September 27, 2022

X. Adjournment

The meeting was adjourned at 7:49 p.m.

10/18/22 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

LOG CABIN WY/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400099 (UC-21-0363)-JOLLEY, TYSON & RABITO, JACLYN:

WAIVER OF CONDITIONS of a use permit requiring therapists and patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day in conjunction with a home occupation on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone.

Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-05-703-008

LAND USE PLAN:

LONE MOUNTAIN - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8545 Log Cabin Way
- Site Acreage: 2
- Project Type: Home occupation
- Number of Stories: 1
- Square feet: 2,570 (residence)/435 (casita)

Request

The original request was approved for a physical therapy office at the residence. The therapy begins indoors, and the patients transition to therapy on horseback. The applicant is requesting to see patients Monday through Friday, rather than limiting it to Monday through Thursday as originally approved. The remaining conditions will continue to be applicable.

Site Plans

The approved plans depict an existing single family residence located at the southwest corner of Log Cabin Way and Bonita Vista Street for a physical therapy office at the residence. The therapy begins indoors, and patients transition to therapy on horseback. At the most, 2 therapists and 2 patients will be on-site. The residence is located on the west side portion of the parcel,

with horse stalls located on the south side of the lot, and a horse ring located in the northeast portion of the parcel. The office is located in the casita at the southeast corner of the residence, behind a block wall. Access to the property is from Log Cabin Way. Patients park in the existing driveway along Log Cabin Way. A total of 10 horses are on-site and are all personal horses of the applicant used only for treatment sessions. No horses are rented out to the public.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0363:

Current Planning

- 1 year to commence and review as a public hearing;
- Therapists and patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day;
- No commercial vehicles shall be parked on-site.
- Applicant is advised that the use permit is not for a horse riding stable open to the public; that 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 and application for review; and that 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant indicates that they would like to offer services to their patients on Fridays since clients, in the military in particular, are able to be off duty on Fridays. They would like to have their hours of operation adjusted to Monday through Friday between 8:00 a.m. and 6:00 p.m., keeping all other previously approved conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0363	Allowed customers and employees to the residence in conjunction with a home occupation	Approved by PC	September 2021
WS-0145-16	Allowed an increase in decorative wall height to 6 feet around perimeter of the property	Approved by PC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0989-01	Vacated and abandoned rights-of-way	Approved by PC	September 2001
ZC-0296-01	County initiated zone change to establish RNP II	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residential
South, East, & West	Edge Neighborhood (up to 1 du/ac)	R-A (RNP II)	Single family residential

Related Applications

Application Number	Request
AR-22-400098 (UC-21-0363)	First application for review to allow customers and employees to the residence in conjunction with a home occupation is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The modifications to the approved hours of operation are negligible and there are no known issues with the site. Staff has no concerns about extending the days available for services, since the remaining conditions of approval will continue to be in place; therefore, staff can support the request.

Staff Recommendation

Approval

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Current Planning

- Therapists and patients shall only be allowed at the residence Monday through Friday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LETS MOVE PHYSICAL THERAPY

CONTACT: JACLYN RABITO, 8545 LOG CABIN WAY, LAS VEGAS, NV 89143



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-21-0363</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) <u>UC-21-0363</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-22-400099</u> DATE FILED: <u>8/10/22</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MTN</u> TAB/CAC DATE: <u>9/27/2022</u> PC MEETING DATE: <u>10/18/2022</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Jaclyn Rabito, Tyson Hughes</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: _____ CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u>
	APPLICANT NAME: <u>Lets Move Physical Therapy</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>7026203124</u> CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jaclyn Rabito</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: _____ CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-05-703-008

PROPERTY ADDRESS and/or CROSS STREETS: Durango and Log Cabin Way, 8545 Log Cabin Way Las Vegas NV 89143

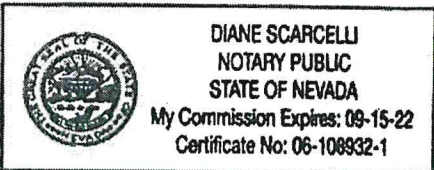
PROJECT DESCRIPTION: Lets Move Physical Therapy is seeking a special use permit review

(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.

Jaclyn Rabito
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-10-22 (DATE)
 By Jaclyn Rabito
 NOTARY PUBLIC: Diane Scarcelli



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Let's Move Physical Therapy (LMPT) is seeking to review the use of the special use permit provided on 9/16/2021. LMPT would like to provide physical therapy services at 8545 Log Cabin Way in Las Vegas NV 89143. As of 9/27/2021 LMPT began providing physical therapy services at a physical location and faded out mobile based physical therapy services by 01/01/2022. We are seeking a review of the special use in perpetuity. LMPT would like to continue to have the special use permit as this has allowed for more patients to be seen during the after school hours and has allowed for more military members at both Nellis Air Force Base and Creech Air Force Base to be provided with services specifically we have been able to assist with providing services to more military families. Additionally, LMPT would like to waive the condition of therapists and patients only to be seen Monday thru Thursday from 8am to 6pm, we would like to no longer keep the limitations to not providing services on Fridays. This is due to the military clients preferring to have services on Fridays as this is the day they are able to get off of performing their duties most easily. Therefore LMPT would like to have hours of operation adjusted to Monday thru Friday from 8am to 6pm to accommodate this need.

The Southern Nevada Health District was contacted in regards to the septic system with no further issues or action needed at this time. The water authority was contacted in regards to the well use limits with no further issues or actions to be taken at this time as the water use will be monitored and it was determined that no commercial water right purchases are needed at this time. Over the last year there have been no neighbor complaints (some actually have reached out to receive services and recommend our services to their family members). Additionally, to LMPT knowledge no other governing bodies have presented with any other complaints at this time.

Four equines have on site since 1/1/2022, all four equines have provided hippotherapy services and will continue to do so as the weather permits. They have all been cleared to provide medical services by Dr. Jaclyn Rabito PT DPT HPCS (owner and lead physical therapist) and Desert Pines Equine Medical and Surgical Center. Dr. Jaclyn Rabito has her active hippotherapy clinical specialist certification license as well meaning she is able to provide physical therapy services to children and adults on a back of a horse. Jaclyn is the only person registered in Las Vegas area with the hippotherapy clinical specialist certification and she would like to provide this service to the individuals with disabilities in the Las Vegas area. Physical therapy services would be provided in the casita to provide indoor services and allow the client to transition to the arena to continue their physical therapy session on the back of a horse all in one location.

10/18/22 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

LOG CABIN WY/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400098 (UC-21-0363)-JOLLEY, TYSON & RABITO, JACLYN:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow customers to the residence; 2) allow employees to the residence; and 3) allow a home occupation to be conducted outside in conjunction with a home occupation on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone.

Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-05-703-008

LAND USE PLAN:

LONE MOUNTAIN - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8545 Log Cabin Way
- Site Acreage: 2
- Project Type: Home occupation
- Number of Stories: 1
- Square feet: 2,570 (residence)/435 (casita)

Site Plans

The approved plans depict an existing single family residence located at the southwest corner of Log Cabin Way and Bonita Vista Street for a physical therapy office at the residence. The therapy begins indoors, and patients transition to therapy on horseback. At the most, 2 therapists and 2 patients will be on-site. The residence is located on the west side portion of the parcel, with horse stalls located on the south side of the lot, and a horse ring located in the northeast portion of the parcel. The office is located in the casita at the southeast corner of the residence, behind a block wall. Access to the property is from Log Cabin Way. Patients park in the existing driveway along Log Cabin Way. A total of 10 horses are on-site and are all personal horses of the applicant used only for treatment sessions. No horses will be rented out to the public.

Landscaping

Existing mature landscaping is located within the property and around the residence.

Elevations

The approved plans depict an existing 2,570 square foot single family residence that is 1 story in height with a pitched concrete tile roof and stucco finish. The applicant has not altered the residence or constructed any additional buildings on-site. The casita is 1 story with a stucco finish and concrete tile roof to match the residence.

Floor Plan

The existing 2,570 square foot residential floor plan includes a garage, entry room, living room, dining room, kitchen, family room, bedrooms, and a restroom. One of the existing rooms is utilized for office purposes and sessions are conducted in the 435 square foot casita where 2 session rooms and a restroom exist. Other patient sessions will be completed outside in a physical aspect for riding of horses. Additional accessory structures include horse riding rings, 225 square foot carport, 150 square foot well house, and 10 horse stable/stalls at 400 square feet each.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0363:

Current Planning

- 1 year to commence and review as a public hearing;
- Therapists and patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day;
- No commercial vehicles shall be parked on-site.
- Applicant is advised that the use permit is not for a horse riding stable open to the public; that 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 and application for review; and that 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant indicates that all conditions of approval have been met and followed. There have been no further issues or action needed in regard to the on-site septic system and there have been no neighbor complaints, with some neighbors reaching out to receive services or recommend services to family members. There have been 4 equines on the property since January 1, 2022, with all providing hippotherapy services as weather permits.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0363	Allowed customers and employees to the residence in conjunction with a home occupation	Approved by PC	September 2021
WS-0145-16	Allowed an increase in decorative wall height to 6 feet around perimeter of the property	Approved by PC	April 2016
VS-0989-01	Vacated and abandoned rights-of-way	Approved by PC	September 2001
ZC-0296-01	County initiated zone change to establish RNP II	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residential
South, East, & West	Edge Neighborhood (up to 1 du/ac)	R-A (RNP-II)	Single family residential

Related Applications

Application Number	Request
WC-22-400099 (UC-21-0363)	Waiver of conditions of a use permit requiring therapists and patients to only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day in conjunction with a home occupation is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property.

There have not been any Code Enforcement cases on this site and staff is not aware of any adverse impacts to the area due to this business. Therefore, staff can support the request.

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:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LETS MOVE PHYSICAL THERAPY

CONTACT: JACLYN RABITO, 8545 LOG CABIN WAY, LAS VEGAS, NV 89143



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-21-0363 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-22-400098</u> DATE FILED: <u>8/10/22</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LDNE MTN.</u> TAB/CAC DATE: <u>9/27/2022</u> PC MEETING DATE: <u>10/18/2022</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Jaclyn Rabito, Tyson Hughes</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: _____ CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u>
	APPLICANT NAME: <u>Lets Move Physical Therapy</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>7026203124</u> CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jaclyn Rabito</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: _____ CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> REF CONTACT ID #: _____

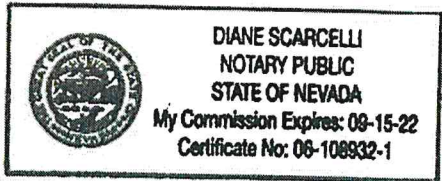
ASSESSOR'S PARCEL NUMBER(S): 125-05-703-008
 PROPERTY ADDRESS and/or CROSS STREETS: Durango and Log Cabin Way, 8545 Log Cabin Way Las Vegas NV 89143
 PROJECT DESCRIPTION: Lets Move Physical Therapy is seeking a special use permit extension *renew*

(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.

Jaclyn Rabito
 Property Owner (Signature)* Jaclyn Rabito
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-10-22 (DATE)
 By Jaclyn Rabito
 NOTARY PUBLIC: Diane Scarcelli



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Let's Move Physical Therapy (LMPT) is seeking to review the use of the special use permit provided on 9/16/2021. LMPT would like to provide physical therapy services at 8545 Log Cabin Way in Las Vegas NV 89143. As of 9/27/2021 LMPT began providing physical therapy services at a physical location and faded out mobile based physical therapy services by 01/01/2022. We are seeking a review of the special use in perpetuity. LMPT would like to continue to have the special use permit as this has allowed for more patients to be seen during the after school hours and has allowed for more military members at both Nellis Air Force Base and Creech Air Force Base to be provided with services specifically we have been able to assist with providing services to more military families. Additionally, LMPT would like to waive the condition of therapists and patients only to be seen Monday thru Thursday from 8am to 6pm, we would like to no longer keep the limitations to not providing services on Fridays. This is due to the military clients preferring to have services on Fridays as this is the day they are able to get off of performing their duties most easily. Therefore LMPT would like to have hours of operation adjusted to Monday thru Friday from 8am to 6pm to accommodate this need.

The Southern Nevada Health District was contacted in regards to the septic system with no further issues or action needed at this time. The water authority was contacted in regards to the well use limits with no further issues or actions to be taken at this time as the water use will be monitored and it was determined that no commercial water right purchases are needed at this time. Over the last year there have been no neighbor complaints (some actually have reached out to receive services and recommend our services to their family members). Additionally, to LMPT knowledge no other governing bodies have presented with any other complaints at this time.

Four equines have on site since 1/1/2022, all four equines have provided hippotherapy services and will continue to do so as the weather permits. They have all been cleared to provide medical services by Dr. Jaclyn Rabito PT DPT HPCS (owner and lead physical therapist) and Desert Pines Equine Medical and Surgical Center. Dr Jaclyn Rabito has her active hippotherapy clinical specialist certification license as well meaning she is able to provide physical therapy services to children and adults on a back of a horse. Jaclyn is the only person registered in Las Vegas area with the hippotherapy clinical specialist certification and she would like to provide this service to the individuals with disabilities in the Las Vegas area. Physical therapy services would be provided in the casita to provide indoor services and allow the client to transition to the arena to continue their physical therapy session on the back of a horse all in one location.