



Lower Kyle Canyon Citizens Advisory Council
Mountain Crest Neighborhood Services Center
4701 N Durango Drive
Las Vegas, NV 89129

August 31, 2021
 5:30pm

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/LowerKyleCanyonCAC>

Board/Council Members: Eric Wells, Chairperson
 Heidi Unger, Vice Chairperson
 Susan Davis
 Candi Skehan
 Stephen Hagstette, Jr

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, 702-219-0374, Jennifer.Damico@clarkcounty.nv.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 August 10, 2021. (For possible action)
- IV. Approval of the Agenda for August 31, 2021, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller’s office – County Liaison 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 Lower Kyle Canyon area (for discussion only)
 - 2. Review that the Transform Clark County Land Use Plan accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion Only)
- VI. Planning and Zoning

09/07/21 PC

- 1. **UC-21-0307-PARKER DONALD B JR: USE PERMITS** for the following: 1) allow a residential boarding stable, and 2) eliminate landscaping. **DESIGN REVIEW** for a residential boarding stable in conjunction with an existing single family residence on 4.2 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Grand Teton Drive, 260 feet west of Alexito Street within Lower Kyle Canyon. RM/sd/jo (For possible action)

VII. General Business

- 1. Take public input and finalize requests for the next fiscal year budget

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 26, 2021.

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>



Lower Kyle Canyon Citizens Advisory Council

August 10, 2021

MINUTES

Board Members: Eric Wells
Candi Skehan
Heidi Unger (absent)
Susan Davis
Stephen Hagstette, Jr (absent)

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of Minutes for July 27, 2021
Moved by: Candi
Action: Approved subject minutes as recommended
Vote: 3-0/ Unanimous
- IV. Approval of Agenda for August 10, 2021
Moved by: Susan
Action: Approved agenda as recommended
Vote: 3-0/Unanimous
- V. Informational Items
None

VI. Planning & Zoning

1. **UC-21-0307-PARKER DONALD B JR: USE PERMITS** for the following: 1) allow a residential boarding stable, and 2) eliminate landscaping.
DESIGN REVIEW for a residential boarding stable in conjunction with an existing single family residence on 4.2 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Grand Teton Drive, 260 feet west of Alexito Street within Lower Kyle Canyon. RM/sd/jo (For possible action)

Action: HELD to August 31st CAC meeting so applicant can update application

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be August 31, 2021.

X. Adjournment
The meeting was adjourned at 5:50 p.m.

COMMERCIAL BOARDING STABLES
(TITLE 30)

GRAND TETON DR/ALEXITO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0307-PARKER DONALD B JR:

USE PERMITS for the following: 1) allow a residential boarding stable; and 2) eliminate landscaping.

DESIGN REVIEW for a residential boarding stable in conjunction with an existing single family residence on 4.2 acres in an R-U (Rural Open Land) Zone.

Generally located on the north side of Grand Teton Drive, 260 feet west of Alexito Street within Lower Kyle Canyon. RM/sd/jo (For possible action)

RELATED INFORMATION:

APN:

126-07-401-015

USE PERMITS:

1. Residential boarding stable.
2. Eliminate required landscaping of 1 tree per 50 linear feet along all sides and rear property lines where required per Table 30.44-1 (100% reduction).

LAND USE PLAN:

NORTHWEST COUNTY- OPEN LAND

BACKGROUND:

Project Description

General Summary

- Site Address: 14670 Grand Teton Drive
- Site Acreage: 4.2
- Number of Lots/Units: 1
- Project Type: Residential boarding stable

Site Plans

The plans depict an existing single family residence located along Grand Teton Drive. The overall size of the parcel is approximately 183,000 square feet and has access from Grand Teton Drive. A review of the plans show boarding stables along the eastern property line which maintain a minimum 5 foot setback. Horse arenas (3) are shown in the rear center portion of the property, a shade structure along the rear property line along with training areas and accessory structures for used for storage. All the existing accessory structures meet setback and separation

requirements. The total number of horses planned on-site is 6 and exceeds the minimum area requirements outlined in Title 30. The applicant states the horses being boarded at this location will also include other owners' horses in addition to his.

Landscaping

There are no trees proposed along the rear and side property lines, necessitating the use permit to eliminate the required trees.

Elevations & Floor Plans

The plans submitted by the applicant show boarding stables with a shade structure that are 7,680 square feet in size and are up to 11 feet in height. Each of the stables are made with concrete footing, corrugated steel roof with steel columns and are open on 3 sides.

Applicant's Justification

The property is 4.2 acres and currently has horse stables. The property has an operational water well and 2 septic tank systems on-site. The proposed business is for horse boarding stables, operating from 8:00 a.m. to 5:00 p.m., providing shelter for a maximum of 6 horses at 1 time. All parking and traffic restrictions shall be mitigated by allowing service to a single customer/visitor at a time, and 1 customer per hour by appointment only. No current/future right-of-way improvements at Barr Avenue are anticipated at this time. There are no accessory apartments on property, no vehicle storage, and no horse trailer storage. In addition, the applicant will also provide training for animal care.

Per County ordinance, 1,200 square feet of pasture and turnout is met. The existing shade structure has 11,000 square feet of covered horse pens which meets Code. Owners will maintain a clean and disinfected horse area inside the covered shade structure.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential & undeveloped
South	Open Land (up to 1 du/10 ac)	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1

Staff finds that the use is appropriate on the site and compatible with the adjacent parcels as the area is predominantly rural in nature where agricultural livestock and horses are a common element associated with rural properties. The overall size of the property exceeds the minimum lot area with approximately 183,000 square feet. A perimeter wall or fencing is in place that enclose the entire facility (stables, paddocks, arenas, pastures, etc.). In addition, the applicant will limit the total number of customers to 1 single customer or visitor per hour to limit traffic impacts and will conduct business hours being limited between 8:00 a.m. to 5:00 p.m.

Urban Specific Policy 19 of the Comprehensive Master Plan states that scale relationships between buildings and adjacent developments should be carefully considered. Staff finds the riding arena, stables, and other accessory structures meet all other Code requirements, including setbacks, and staff does not anticipate any negative impacts on the adjacent neighborhood with the use and limited hours of operation set forth by the applicant. Staff can support this request.

Use Permit #2

Staff finds the request to waive planting of trees at 50 linear foot intervals along the rear and side property yards will have minimal impacts to the surrounding area. The overall size of the property and the rural development of the properties within the immediate area allows for adequate privacy found in rural areas. Many of these properties exceed 4 acres and do not require the need for landscaping to better shield and buffer the use from adjacent properties. Many of the homes in the adjacent area have little to no perimeter landscaping and other parcels are currently undeveloped. The condition of planting of trees as prescribed in Title 30 would be out of character for this property and neighborhood. In addition, the shade structures exceed the amount of shade area required per horse, which will provide adequate shade for the horses. Staff can support this request.

Design Review

Staff finds the proposed use of boarding stables at this property will have little to no impact to the immediate area. The property meets and exceeds the minimum required by Code of 80,000 square feet for residential boarding stables and has existing stalls, corrals, and pens for the animals in place. The horse rings are located within the side and rear yards and along with the existing stables each maintains minimum setback from other residences on adjacent parcels, as prescribed by Title 30. The applicant is providing for the minimum square feet for animals, including providing 1,200 square feet per horse kept on premises. A perimeter wall enclosing the entire property is existing. Boarding of horses is a common amenity in the rural areas and the use is consistent with the immediate area. Staff can support the design review.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Hours of operation limited to 8:00 a.m. to 5:00 p.m.
- Applicant is advised that all regulations regarding wells and septic must be followed; this is not approval of a horse riding/rental stable; 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

- No comment.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY J SANCHEZ

CONTACT: LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING BROOK ST., LAS VEGAS, NV 89131



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 checked="" type="checkbox"/> USE PERMIT (UC) <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0307</u> DATE FILED: <u>6/17/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Lower Kille Canyon</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: <u>8/17/21</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>DONALD PARKER</u> ADDRESS: <u>14670 GRAND TETON</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89166</u> TELEPHONE: <u>(775) 209-3119</u> CELL: <u>(775) 209-3119</u> E-MAIL: <u>SPINDAWING@ICLOUD.COM</u>
	APPLICANT NAME: <u>LARRY J. SANCHEZ</u> ADDRESS: <u>7844 SOARING BROOK ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-340-7927</u> CELL: <u>702-340-7927</u> E-MAIL: <u>LARRY7405@YAHOO.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>LARRY J. SANCHEZ</u> ADDRESS: <u>7844 SOARING BROOK ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-340-7927</u> CELL: <u>702-340-7927</u> E-MAIL: <u>LARRY7405@YAHOO.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 126-07-401-015
 PROPERTY ADDRESS and/or CROSS STREETS: GRAND TETON + BARR AVE.
 PROJECT DESCRIPTION: BUSINESS LICENSE FOR HORSE SHELTER

(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.

Donald B Parker Jr
 Property Owner (Signature)*

DONALD B PARKER JR
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 3/1/21 (DATE)

By DONALD B PARKER JR

NOTARY PUBLIC: Frank Stefan Kolodziej-Zayas



*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.

Remove Hours

1 cust per hr by appointment

No Vehicle Storage

No Horse trailer Storage

May 25, 2021

Clark County
Department of Building Safety
4701 W Russell Rd
Las Vegas, NV 89118

UC-21-0307

Attention: **Comprehensive Planning**
Subject: **Justification Letter for SUP Business License**
Property Owner: **Donald Parker**

To whom it may concern,

Originally, the property is 4.13 acres and currently has legalized horse stables. The property has an operational water well and (2) septic tank systems onsite. The proposed business license application is for horse shelter/board stables. We are requesting a SUP for this special use license process.

The business is to operate from 8 AM to 5 PM and the owner of such business shall provide temporary shelter for a maximum of 6 horses at one time. All parking and traffic restrictions shall be mitigated by allowing to service single customer visitors only. The parking stationing layout would be for 1 customer per customer per hour per appointment only. No current/future ROW improvements at Barr Avenue re anticipated at this time and current Barr Avenue ROW is at the NWC of property. There are no accessory apartments on property, no vehicle storage, and no horse trailer storage. The homeowner shall comply with current cleaning on/off site standard requirements.

I would like to apply for a waiver of development standards and special use permit.

1. Residential Stable on lot less the 400,000 SF
2. Not to plant trees at 50'-0" OC along N/S property line.

Currently, the existing parcel number meets minimum lot size. We want to have most 6 horses to meet ordinance code. Per County ordinance, 7200 SF of pasture and turnout is met. The existing shade structure has 7680 SF of covered horse pens and also 1833 SF per animal which meets code. Owners will always maintain a clean and disinfected horse area inside the covered shade structure.

Sincerely,
Donald Parker