



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

163 Cottonwood Drive  
Blue Diamond, NV 89004

June 30, 2021

7:00pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The 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 Lara McAdam at 702-592-1441.
  - 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 at [https://www.clarkcountynv.gov/government/departments/administrative\\_services/town\\_liaison\\_services/red\\_rock\\_cac.php](https://www.clarkcountynv.gov/government/departments/administrative_services/town_liaison_services/red_rock_cac.php)

Board/Council Members: Barbara Luke, Chairperson    Evan Slawson, Vice Chairperson  
Trent Billingsley                                      Bob Matthews                                      Pauline van Betten

Secretary: Lara McAdam, 702-592-1441, [LaraTAB.CAC@gmail.com](mailto:LaraTAB.CAC@gmail.com)  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, 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 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for May 26, 2021. (For possible action)
- IV. Approval of the Agenda for June 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
3. Receive a report from BLM regarding current and upcoming projects, updates on the Red Rock Legacy bike trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
4. Receive a report from Clark County Administrative Services regarding Transform Clark County and any other updates from Clark County (for discussion only)

VI. Planning and Zoning

1. **ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** horse riding/rental stable; **2)** reduce lot area for a horse riding/rental stable; **3)** allow an accessory agricultural building in the front yard; and **4)** waive the required trees along all side and rear property lines.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.  
**DESIGN REVIEW** for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo  
(For possible action) 7/7/21 BCC
2. **UC-21-0259-REXIUS, RICK D. & ROCHELLE:**  
**USE PERMITS** for the following: **1)** horse riding/rental stable; **2)** reduce lot area for a horse riding/rental stable; **3)** allow an accessory agricultural building in the front yard; and **4)** waive the required trees along all side and rear property lines.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.  
**DESIGN REVIEW** for a residential boarding facility and horse riding/rental stables in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/md/jo (For possible action) 7/7/21 BCC

VII. General Business

1. Receive a report from Nevada Highway Patrol – Commercial Division regarding truck traffic and enforcement on SR 159 (for discussion only)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: July 28, 2021.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Blue Diamond Library, 14 Cottonwood Dr, Blue Diamond, NV 89004

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager



# Red Rock Citizens Advisory Council

May 26, 2021

## MINUTES

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Board Members:            Chair, Barbara Luke            Vice-Chair, Evan Slawson  
   Trent Billingsley            Bob Matthews            Pauline van Betten

Secretary:                Lara McAdam, 702-592-1441, LaraTAB.CAC@gmail.com

Town Liaison:            Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:04 pm**
- II. Public Comment  
None
- III. Approval of Minutes for April 28, 2021  
**Moved by: Barbara Luke**  
**Action: Approved**  
**Vote: 4-0/Unanimous**
- IV. Approval of Agenda for April 28, 2021  
**Moved by: Barbara Luke**  
**Action: Approved**  
**Vote: 4-0/Unanimous**
- V. Informational Items
  1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)  
  
Jordan Bunker reported on current water levels and state that there have been no leaks or breaks in the system during the last month.
  2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)  
  
Sgt. Pickler was in attendance and reported no new crime. Nothing to report.
  3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion)

Josh Travers reported that \$90 million has been approved for further development of the bike trails along with an Equestrian path in phase 5. Josh asked the group if they would prefer the trail to go thru town or along 159 and the consensus was to have the trail remain along the highway.

4. Receive a report for BLM regarding current and upcoming projects, information about the Red Rock Canon National Conservation Area and other updates about Public Lands in the area (for discussion only)

Josh Travers gave an overview of the Calico Basin Recreation Area Management Plan process. The purpose of the plan is to determine how to manage visitation in the future and how to partner with other agencies, including Clark County.

5. Receive a report from Clark County Administrative Services regarding traffic/road issues and possibilities in Blue Diamond, landfill update, alleys, status of the Lands Bill and any other updates from Clark County (for discussion only)

Meggan Holzer handed out some maps and information regarding the two kinds of alleys that exist within Blue Diamond. She explained the difference between the private and public alleys and suggested that those with concerns about the alley should seek legal counsel. No update on the landfill.

#### VI. Planning & Zoning

1. **ZC-21-9197-RBR ANGEL, REVOCABLE LIVING TRUST & RESTREPO, RICARDO BUITRAGO TRS: ZONE CHANGE** to reclassify 2.3 acres from H-2 (General Highway frontage) Zone and an R-U (Rural Open Land) Zone to an R-U (Rural open Land) zone. Generally located 255 feet south of Blue Diamond Road and the east side of Fortney Road within the Northwest County Planning area (Red Rock) (description on file) jj/jvm/jd (for possible action)

**Moved by: Evan Slawson**

**Action: Approved**

**Vote: 4-0/Unanimous**

#### VII. General Business

1. Receive a report for Nevada Highway Patrol – Commercial Division regarding truck traffic and enforcement on SR 159 (for discussion only)

No representative present

2. Receive a report from the Las Vegas Valley Water District on the Blue Diamond water rates process and make a recommendation regarding a rate structure for consideration by the Las Vegas Valley Water District Board of Directors (for possible action)

Jordan Bunker shared an overview of the rate structure process and the scenarios being considered. Jordan responded to questions from the Council and the audience. Jordan also shared the next steps in the process including a Business Impact Statement.

**Moved by: Barbara Luke**

**Action: Approval of scenario E as proposed**

**Vote: 4-0/Unanimous**

3. Receive input on the on the draft Area-Specific Policies and consolidated Land Use Categories as a part of Transform Clark County (for discussion only)

Meggan briefly recapped the Transform Clark County project and process to date. Additional input was received and will be shared with Clark County Comprehensive Planning.

VIII. Comments by the General Public

Concerns were expressed over engine braking on SR159. There was also a question asked about what defines an existing trail?

IX. Next Meeting Date

The next meeting will be June 30 2021

X. Adjournment

The meeting was adjourned at approximately 9:07 pm

**ATTACHMENT A  
RED ROCK CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., JUNE 30, 2021**

07/07/21 BCC

1. **ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.  
**DESIGN REVIEW** for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo (For possible action)

07/21/21 BCC

2. **UC-21-0259-REXIUS, RICK D. & ROCHELLE:**  
**USE PERMITS** for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.  
**DESIGN REVIEW** for a residential boarding facility and horse riding/rental stables in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/md/jo (For possible action)

07/07/21 BCC AGENDA SHEET

RESIDENTIAL BOARDING STABLE  
/HORSE RIDING  
(TITLE 30)

COTE RD/BLUE DIAMOND RD  
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines. **WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height. **DESIGN REVIEW** for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
175-15-701-014 ptn

**USE PERMITS:**

1. Allow a horse riding/rental stable.
2. Reduce the lot area for a horse riding/rental stable to approximately 101,059 square feet where a minimum of 400,000 square feet is required per Table 30.44-1 (a 75% reduction).
3. Allow an accessory agricultural building (riding arena) within the front yard where required in the side or rear yards per Table 30.44-1.
4. Waive the requirement for 1 tree per 50 linear feet along all side and rear property lines per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase accessory structure height (riding arena) to 29 feet where 25 feet is permitted per Table 30.40-1 (a 16% increase).

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 8521 Cote Road
- Site Acreage: 2.3 (portion)
- Project Type: Residential boarding and horse riding/rental stable
- Number of Stories: 1
- Building Height (feet): Up to 29
- Pasture Area Required/Provided: 30,000/40,000
- Parking Required/Provided: 8/10

#### Site Plan

The previously approved plan depicts a residential boarding and horse riding/rental stable on a 2.3 acre parcel with access from Cote Road to the east. A residence is located near the southeastern portion of the site facing Cote Road. The site will accommodate up to 24 horses in 2 barns located along the northern portion of the site. Also shown on the previously approved plans is a large covered arena located near the northeast corner of the site, set back 40 feet from Cote Road and 25 feet from the north property line. A pasture/turnout area is located directly south of 1 of the barns in the rear portion of the site. All existing accessory structures meet setback and separation requirements other than the height of the arena which is shown at 29 feet. The entire boarding facility will be enclosed with a 6 foot high agricultural fence.

#### Landscaping

No additional landscaping is proposed with this request.

#### Elevations

The previously approved plans depict agricultural buildings reminiscent of a western rustic theme with rough wood paneling and decorative standing seam metal roof. The barns are 15 feet in height, while the covered arena is 29 feet in height.

#### Floor Plan

The previously approved floor plan depicts two, 3,000 square foot barns that will have 12 stalls each. The size of the stalls are 144 square feet which is greater than the 120 square feet required by Code. The arena will be 12,480 square feet and will be used for riding and training.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0913:

#### Current Planning

- 2 years to commence and review to ensure additional mitigation is not required for the facility;
- Horse riding/rental stable for participants in the therapeutic non-profit treatment only;
- No monetary exchange or rental of horses;
- No more than 3 people at a time in conjunction with horse riding/rental stable;
- Planting 5 large trees generally dispersed on the north side of the facility and 2 trees on the south side.



- Applicant is advised that 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

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions), unless already executed;
- Drainage study and compliance;
- Provide paved legal access.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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 there are no public sanitary sewer facilities available in this area; that another developer has expressed interest in extending the public sewer to this area; and to contact CCWRD for further information.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates an extension of time is needed as there have been modifications to the services that will be provided. There has been a change in demand among the equestrian community and an updated use permit will be submitted. The applicant would like to keep this application active in the meantime.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400164 (NXC-0664-16)	Extension of time to reclassify the site and the surrounding area to R-E zoning for a proposed single family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	February 2020
WS-19-0215	Waiver for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single family residence	Approved by BCC	May 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0176	Vacated and abandoned easements located between Blue Diamond Road and Ford Avenue	Approved by PC	May 2019
UC-18-0913	Residential boarding and horse riding/rental stables in conjunction with a single family residence	Approved by BCC	May 2019
NZC-0664-16	Reclassified this site and the surrounding area to R-E zoning for a proposed single family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	December 2016
VS-0666-16	Vacated and abandoned easements on the property	Approved by BCC	December 2016
VS-2013-98	Vacated and abandoned Wigwam Avenue	Approved by BCC	February 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land & Open Space/Grazing Residential (up to 1 du/10 ac)	H-2	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
East	Residential Rural (up to 0.5 du/ac)	R-E	Single family residential
West	Open Land & Open Space/Grazing Residential (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

Title 30 standards of approval on an extension of time application 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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has been making progress and is reworking the services that the ranch will provide to better meet the community demands. Staff can support the extension of time; however, staff recommends a condition that requires a review in 2 years as a public hearing.

**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**

- 2 years to commence and review as a public hearing.
- Applicant is advised 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CHRIS ARMSTRONG

**CONTACT:** RICK REXIUS, RICK AND ROCHELLE REXIUS, 8521 COTE RD., LAS VEGAS, NV 89161

07/21/21 BCC AGENDA SHEET

HORSE RIDING/RENTAL STABLE  
(TITLE 30)

COTE RD/BLUE DIAMOND RD  
(RED ROCK)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0259-REXIUS, RICK D. & ROCHELLE:**

**USE PERMITS** for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.

**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.

**DESIGN REVIEW** for a residential boarding facility and horse riding/rental stables in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/md/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

175-15-701-014

**USE PERMITS:**

1. Allow a horse riding/rental stable.
2. Reduce the lot area for a horse riding/rental stable to 101,059 square feet where a minimum of 400,000 square feet is required per Table 30.44-1 (a 75% reduction).
3. Allow an accessory agricultural building (riding arena) within the front yard where required in the side or rear yards per Table 30.44-1.
4. Waive the requirement for 1 tree per 50 linear feet along all side and rear property lines per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase accessory structure height (riding arena) to 29 feet where 25 feet is permitted per Table 30.40-1 (a 16% increase).

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8521 Cote Road

- Site Acreage: 2.4
- Project Type: Residential boarding and horse riding/rental stable
- Number of Stories: 1
- Building Height (feet): Up to 29
- Square Feet: 3,150 (barn)/24,183 (covered riding arena and stables)
- Pasture Area Required/Provided: 30,000/44,397
- Parking Required/Provided: 8/8

### History & Request

The subject property was reclassified to an R-E zoning district via NZC-0664-16 by the Board of County Commissioners (BCC) in December 2016 as part of a future single family residential development on 22.9 acres. In May 2019, the BCC approved a residential boarding facility and horse riding/rental stables in conjunction with a single family residence via UC-18-0913. A companion item, WS-19-0215, to waive full off-site improvements (including partial paving) along Cote Road was also approved by the BCC. The previous use permit approval consisted of two, 3,000 square foot barns and a 12,480 square foot covered riding arena. Due to the demands and needs of the previously approved use, a 501(c)(3) non-profit organization offering faith based therapeutic horseback riding lessons to women and children survivors of domestic abuse, several modifications are necessary to the project site. The modifications to the project site include the following: 1) providing a single barn consisting of 3,150 square feet where 2 barns were previously approved; and 2) increasing the size of the previously approved covered riding arena from 12,480 square feet to 24,183 square feet (a 48.4% increase). A first extension of time for UC-18-0913 was heard by the BCC on July 7, 2021, as the property owner desired to keep the original application active prior to the public hearing for this request.

### Site Plan

The plan depicts a residential boarding and horse riding/rental stable on a 2.4 acre parcel with access from Cote Road to the east. A recently constructed residence is located near the southeastern portion of the site oriented towards Cote Road. The site will accommodate up to 24 horses in a barn and covered riding arena located within the northern half of the project site. The covered riding arena is set back 40 feet from Cote Road, 25 feet from the north property line, 83 feet from the west property line, and 150 feet from the south property line. The barn is located behind the covered riding arena and is set back 25 feet and 30 feet from the north and west property lines, respectively. The barn is set back 160 feet from the south property line, and maintains a minimum building separation of 15 feet from the covered riding arena. The proposed accessory structures meet setback and separation requirements other than the height of the arena which is shown at 29 feet. The entire boarding facility will be enclosed with a 6 foot high agricultural fence. The required parking spaces for the facility are located within the western portion of the site. Eight parking spaces are required and provided for the facility.

### Landscaping

No additional landscaping is proposed with this request.

### Elevations

The agricultural buildings are reminiscent of a western rustic theme consisting of metal siding and a standing seam metal roof for the barn and wood paneling with an architectural composition roof for the covered arena. The barn is 15 feet in height, while the covered arena is 29 feet in height. Both buildings will be painted with neutral, earth tone colors.

### Floor Plans

The floor plans depict a 3,150 square foot barn that consists of 10 stalls, a tack and grooming room. The covered riding arena measures 24,183 square feet in area and consists of 14 stalls. The area of the stalls are 144 square feet each, which is greater than the 120 square feet required by Code.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates this project is the second phase of a project that was approved by NZC-0664-16 in December 2016. Phase 1 is complete with the completion of the first home, which establishes the first residence, the community focal point, and the standard of construction and architectural quality of the community. Building permits have been submitted for the second home immediately to the south. The next step is the establishment of the equestrian focused community with the residential boarding stable through this land use application. According to the applicant there will be no rental of horses, simply horses being used for the proposed non-profit use. The owners are willing to agree to a condition that this service will be offered free of charge and there will be no more than 3 people on-site at a time participating in the therapeutic non-profit treatment. The equestrian theme is very prevalent and consistent with the desired rural character of the area and the provisions under the Red Rock Overlay District.

Furthermore, the applicant states the developers of the property have remained consistent with the original vision, and with completion of Phase 1, and the development of Phase 2, which includes the riding/boarding stables. The development of the future Phase 3 will provide lots in an area near Blue Diamond Road and the Red Rock National Conservation area where residents can board their horses at the community stable, live on an R-E sized lot with a rustic home, in a setting that allows for easy access to an extensive horse trail network, without the need to keep and board their horses within the confines of their personal lot.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400073 (UC-18-0913)	First extension of time for a residential boarding and horse riding/rental stables in conjunction with a single family residence	Pending	July 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400164 (NZC-0664-16)	First extension of time to reclassify the project site to R-E zoning for a proposed single family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	February 2020
WS-19-0215	Full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single family residence	Approved by BCC	May 2019
VS-19-0176	Vacated and abandoned patent easements and portions of right-of-way being Cougar Avenue, Eagle Ranch Drive, and Ford Avenue - recorded	Approved by PC	May 2019
UC-18-0913	Residential boarding and horse riding/rental stables in conjunction with a single family residence	Approved by BCC	May 2019
NZC-0664-16	Reclassified this site and the surrounding area to R-E zoning for a proposed single family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	December 2016
VS-0666-16	Vacated and abandoned easements on the property - expired	Approved by BCC	December 2016
VS-2013-98	Vacated and abandoned Wigwam Avenue - recorded	Approved by BCC	February 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land & Open Space/Grazing Residential (up to 1 du/10 ac)	H-2	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
East	Residential Rural (up to 0.5 du/ac)	R-E	Single family residential
West	Open Land & Open Space/Grazing Residential (up to 1 du/10 ac)	R-U & H-2	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.

It may appear, based on the number of use permit requests, that this facility may not be compatible with the existing area. However, compatibility refers to characteristics of different land uses that allow the uses to be harmoniously located near or adjacent to each other with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, scale, mass, density, landscaping, hours of operation, and environmental impacts.

With appropriate siting, required parking, and appropriate buffering, and assessing the totality of this request, this facility can be consistent and compatible with the open rural character of the area. Since there will be no rental of horses and no more than 3 people on-site at a time participating in the therapeutic non-profit treatment staff can support this request. However, to ensure full compliance with all provisions and statements made by the applicant, staff recommends a review period with additional conditions.

#### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

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 covered riding arena meets all other Code requirements, including setbacks, and does not anticipate any negative impacts on the adjacent neighborhood due to a 16% increase in height.

#### Design Review

Staff can support the design review for the boarding stable. The design of the project complies with the design standards of the Red Rock Overlay District including the provision of a building envelope surrounded by a non-buildable area no less than 25 feet from the property lines, appropriate fencing material, and building elevations depicting a rustic desert mountain theme appropriate in the Red Rock Overlay District. Furthermore, the design of the elevations and floor plans meet Urban Land Use Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades. Therefore, staff can support this 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.



## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- 2 years to commence and review to ensure additional mitigation is not required for the facility;
- Horse riding/rental stable for participants in the therapeutic non-profit treatment only;
- No monetary exchange or rental of horses;
- No more than 3 people at a time in conjunction with horse riding/rental stable.
- Applicant is advised 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; 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.

### **Public Works - Development Review**

- Compliance with approved drainage study PW 16-40861;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHRIS ARMSTRONG

**CONTACT:** CHRIS ARMSTRONG, OLYMPIA COMPANIES, 11411 SOUTHERN HIGHLANDS PARKWAY #300, LAS VEGAS, NV 89141