



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV 89129

February 14, 2023

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 Secretary Name at Secretary's Phone Number.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

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 January 31, 2023. (For possible action)
- IV. Approval of the Agenda for February 14, 2023, 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

03/08/23 BCC

- 1. **AR-23-400001 (UC-21-0630)-CHANCELLOR MANOR, LC: USE PERMIT FIRST APPLICATION FOR REVIEW** for the following: **1)** permit a horse riding/rental stable; **2)** reduce minimum area required for a horse riding/rental stable; **3)** allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; **4)** allow alternative landscaping along all side and rear property lines; and **5)** increase the maximum number of Agriculture - Livestock, (small) animals (no longer needed). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** allow alternative landscaping adjacent to a less intensive use; **4)** reduce setbacks for structures; **5)** reduce setback from the right-of-way for existing structures; **6)** permit an existing non-decorative fence; **7)** increase fence height; **8)** eliminate trash enclosure; **9)** reduce access gate setback; **10)** allow modified street standards; and **11)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEW** for an existing horse riding/rental stable and associated structures in conjunction with an existing single-family residence on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/jgh/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: February 28, 2023.

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

January 31, 2023

MINUTES

Board Members: Chris Darling – Chair – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT**
Kimberly Burton – **PRESENT**
Carol Peck – **EXCUSED**
Allison Bonnano – **PRESENT**
Don Cape - **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 January 10, 2023, Minutes
Moved by: KIM
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for January 31, 2023
Moved by: CHRIS
Action: Approved agenda with hearing items 2-4 and items 5 & 6 together but action to be taken on items individually
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-22-0664-ROARING 20'S, LLC: WAIVER OF DEVELOPMENT STANDARDS** for increased wall height for a single-family residential development on 4.7 acres in an R-E (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street within Lone Mountain. RM/bb/jo (For possible action) **02/08/23 BCC**

Action: APPROVED as follows: **1(a) approved with condition that top 2 feet of screen wall be decorative (NO block), 1(b) Same as 1(a), 1(c) approved as submitted**

Moved By: KIM

Vote: 4/0 Unanimous

Board would also note they prefer increased landscaping in addition to the large evergreen trees every 20 feet, they would also like non-deciduous, evergreen trees or bushes every 10 feet on center

2. **NZC-22-0703-HANSEN, MARK O. & LINDA: ZONE CHANGE** to reclassify 2.0 acres from an R-A (RNP-II) Zone to an R-E (RNP-II) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** waive water connection; **3)** waive sanitary sewer service connection; and **4)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a residential minor subdivision. Generally located on the east side of Bonita Vista Street and the south side of Log Cabin Way within Lone Mountain. MK/md/syp (For possible action) **02/21/23 PC**

Action: DENIED based on lack of acreage required for R-A Zoning

Moved By: ALLISON

Vote: 4/0 Unanimous

3. **WS-22-0702-WILLS ROBERT C & PATRICIA Z: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEW** for finished grade in conjunction with a detached single-family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Tee Pee Lane and Lone Mountain Road within Lone Mountain. RM/sd/syp (For possible action) **02/22/23 BCC**

Action: APPROVED subject to staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

VII. General Business

1. Approved updated by-laws

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be February 14, 2023

X. Adjournment

The meeting was adjourned at 7:51 p.m.

HORSE RIDING/RENTAL STABLE
(TITLE 30)

MILLER LN/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400001 (UC-21-0630)-CHANCELLOR MANOR, LC:

USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture - Livestock, (small) animals (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for an existing horse riding/rental stable and associated structures in conjunction with an existing single-family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

125-33-803-002

USE PERMITS:

1. Permit a horse riding/rental stable.
2. Reduce the minimum area required for a horse riding/rental stable to 93,218 square feet where a minimum of 400,000 square feet is required per Table 30.44-1 (a 76.7% reduction).
3. Allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard per Table 30.44-1.
4. Allow alternative landscaping along all side and rear property lines where 1 tree per 50 linear feet along all side and rear property lines shall be required, except within arenas per Table 30.44-1.
5. Increase the maximum number of Agriculture - Livestock (small) (chickens, roosters, ducks, and rabbits) to 37 animals where a maximum of 20 animals is permitted per Table 30.44-1 (an 85% increase) (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2 and Figure 30.64-13.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3. Allow alternative landscaping (non-decorative metal fence with posts and lattice fence) adjacent to a less intensive use where a decorative wall is required per Figure 30.64-11.
4.
 - a. Reduce the front yard setback for a boarding stall to 25 feet where 40 feet is required per Table 30.40-1 (a 37.5% reduction).
 - b. Reduce the front yard setback for an existing non-decorative fence, corral, and pen area to zero feet where 40 feet is required per Table 30.40-1 (a 100% reduction).
 - c. Reduce the side street (corner) setback for an existing non-decorative fence, corral and pen area to zero feet where 15 feet is required per Table 30.40-1 (a 100% reduction).
5.
 - a. Reduce the setback from the right-of-way (La Madre Way) for existing structures (non-decorative fence, corral, and pen area) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Miller Lane) for existing structures (non-decorative fence, corral, and pen area) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
6. Permit an existing non-decorative fence (metal post fence with wire) adjacent to Miller Lane and La Madre Way where a decorative fence is required within a setback when located along a street per Section 30.64.020.
7. Allow an existing 5 foot high non-decorative metal post fence with wire along Miller Lane and La Madre Way where a decorative block wall with a maximum height of 3 feet is permitted per Section 30.64.020 (a 66.7% increase).
8. Eliminate trash enclosure where required per Section 30.56.120.
9. Reduce the required setback from a property line for existing access gates located along La Madre Way and Miller Lane to zero feet where a minimum of 18 feet is required if the gates are open during business hours per Section 30.64.020 (a 100% reduction).
10.
 - a. Reduce the approach distance for an existing driveway along La Madre Way to 118 feet where an approach distance of 150 feet to Miller Lane is required per Uniform Standard Drawing 222.1 (a 21.4% reduction).
 - b. Reduce the driveway departure distance from La Madre Way for an existing driveway along Miller Lane to 172 feet where a departure distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 9.5% reduction).
- N. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along La Madre Way and Miller Lane where required per Chapter 30.52.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4975 N. Miller Lane
- Site Acreage: 2.2

- Project Type: Horse riding/rental stable
- Number of Stories: 1 (single family residence, boarding stall (“mare motel”), modular building, barn, and shade structures)
- Building Height (feet): 15 (existing barn)/11 (existing shade structures)/11.5 (existing single family residence)/12 (proposed boarding stall - “mare motel”)/357 (existing modular building)
- Square Feet: 2,876 (existing barn)/174 to 1,700 (existing shade structures)/2,704 (existing single family residence)/6,888 (boarding stall - “mare motel”)/20,558 (existing primary arena)/2,496 (existing secondary arena)/3,176 (existing corral)
- Parking Required/Provided: 7/7

Site Plans

This is a project of Regional Significance as defined by Title 30 as the development proposal is located within 500 feet of a local government’s jurisdiction (City of Las Vegas). Regional Infrastructure and Services Evaluation (RISE) reports have been submitted with the initial application. Based on the RISE reports, the proposed project will not impact the existing infrastructure within the surrounding jurisdiction.

The approved plans depict a proposed horse riding/rental stable situated on a developed 2.2 acre lot. The facility will include 16 horses, in addition to a variety of small, medium, and large animals including a llama, alpaca, miniature steer, 2 mini-potbellied pigs, miniature donkey, 12 goats, 2 roosters, and 12 rabbits. The previous special use permit included approval to exceed the number of permitted small animals; however, the applicant has since removed all chickens and ducks so the use permit is no longer be needed. An existing single family residence, which will be utilized as a caretaker’s residence, measuring 2,704 square feet is centrally located within the project site. The existing primary arena, with an overall area of 20,558 square feet, is located at the southeast corner of the site. An existing 5 foot tall metal fence is currently located along the south property line; however, the fence will be replaced with a 6 foot tall wood look lattice fence (hard plastic) to screen the arena and existing structures from the existing single family residence to the south. The wood look lattice fence will be installed along the southeast property line. An existing secondary arena, measuring 2,496 square feet, and an existing corral, measuring 3,176 square feet, are located at the northwest corner of the property. The existing corral is set back 16 feet from the north property line along La Madre Way and 25 feet from the west (rear) property line. An existing shade structure, with an overall area of 1,700 square feet, is located immediately northwest of the caretaker’s residence. An existing enclosed barn measuring 2,876 square feet, with a rear yard setback of 28 feet, is located on the western portion of the property. A 174 square foot shade structure is attached to the northwest side of the barn. A previously approved modular building via VC-0754-98, consisting of 357 square feet, was located at the southwest corner of the property. The modular building was replaced by a covered horse stall building since the previous approval of this request. The open-air stall structure, consisting of 1,485 square feet, was located on the southwest portion of the site between the primary arena and the previously existing modular building. The open-air stall was replaced by the covered “mare motel” stall building since the last approval. A previously proposed boarding stall (“mare motel”), with an area measuring 6,888 square feet, includes 20 stalls for the horses that will reside at the facility. This “mare motel” was constructed at the southwest corner of the property, replacing the open-air stalls and the modular building. An existing 5 foot high, non-

decorative metal fence with wire is located along the west, north, and east property lines. Parking for the facility is located to the north of the caretaker's residence where a total of 7 parking spaces are provided and required for the site. Visitor access to the site is granted via an existing driveway located along La Madre Way. Staff access to the site is granted via an existing driveway located along Miller Lane.

The applicant obtained approval to operate this facility on March 6, 2019, with several conditions added to the approval by the Board of County Commissioners. The applicant met several of the original conditions prior to operating and during the first year. One of the conditions required the applicant to return to the Board for a review at a public hearing within 1 year. The applicant failed to return for a review of the application and update the Commission, and as a result, the application expired.

Landscaping

The approved plans depict existing, large mature trees centrally located within the project site. Existing trees are also located along the southeast property line of the subject property. The applicant satisfied the condition from the previously approved use permit (UC-19-0012) requiring the planting of 4 small trees along the southeast property line and 6 trees along La Madre Way.

Elevations

The approved plans and photographs depict a 1 story single family residence with an overall height of 11.5 feet. The residence features an asphalt shingle roof with a stucco and wood exterior painted with neutral, earth tone colors. The modular storage building and rooftop mounted equipment was removed by the applicant. The existing barn measures 15 feet in height with an asphalt shingle roof and a wood exterior painted with neutral, earth tone colors. The existing shade structure, located to the northwest of the caretaker's residence and measuring 11 feet in height, features a combination of stucco and metal columns supporting the metal canopy. A metal fence is located between the supporting columns of the structure and is affixed to a 2 foot high stucco wall. The existing shade structure (open air stall structure) is located along the south property line measuring 11 feet in height and consists of metal posts and a metal canopy. The boarding stall ("mare motel") measures 11 feet in height and consists of a metal decking roof with aluminum support posts.

Floor Plan

The approved plans show an existing single family residence that consists of 2,704 square feet and features 3 bedrooms, 4 bathrooms, laundry room, living room, kitchen, and 2 closets. The existing barn measures 2,876 square feet and consists of 10 horse stalls. The boarding stall ("mare motel") consists of 6,888 square feet and features 20 horse stalls.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0630:

Current Planning

- 1 year to review as a public hearing;
- Daily activities to take place Monday through Saturday only;

- Small group activities (maximum of 20 per group);
- Once a week activities and birthday parties (maximum of 30 per group);
- Workshop programs targeting veterans/senior/addiction programs (maximum of 40);
- Twice a year fund raising events to include a parking plan to be submitted to the Director of Planning a minimum of 30 days prior to the event (maximum of 150 people);
- Seasonal kids camp with daily camp activities (maximum of 30 with hours of operation from October to April of 8:00 a.m. to 8:00 p.m., and remaining dates 6:00 a.m. to 8:00 p.m.);
- Removal of existing banner sign on the fence;
- Work with staff to ensure ADA compliance;
- Visitor access to be on La Madre Way;
- Trash pick-up no less than 3 times a week;
- Parking to be all on-site with the exception for the 2 times a year fund raising activities that will have a traffic management plan, and the total number of on-site parking spaces to be 20;
- Install opaque, mesh screen on the existing fence along the north and east property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Gates to remain open during business hours;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that other than the existing fence on La Madre Way, the landscaping and structures shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs contact the City of Las Vegas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they have complied with all previously approved conditions. The applicant respectfully requests that they be given five years before the next review.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0630	A horse riding/rental stable, reduced area, boarding stables, with waivers and design reviews	Approved by BCC	December 2021
UC-19-0012	A horse riding/rental stable, reduced area, boarding stables, with waivers and design reviews - expired	Approved by BCC	March 2019
VC-0754-98	Permit a mobile home to be used as a storage building and darkroom	Approved by PC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The applicant has installed mesh on the existing fence and removed the banner per the conditions of approval of UC-21-0630. In addition, the applicant indicates volunteers direct visitors to park on-site. Therefore, staff can support this request for an additional year, with the condition for the applicant to continue to work with staff regarding the ADA accessible parking.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review. However, the applicant did not execute the Restrictive Covenant Agreement. Therefore, staff recommends 3 months to execute the Restrictive Covenant Agreement.

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.

Current Planning

- Until December 22, 2024 to review as a public hearing;
- Continue to work with staff regarding the ADA parking requirement.
- 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

- 3 months to execute the required Restrictive Covenant Agreement (deed restrictions);
- Compliance with previous conditions.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: HORSES4HEROES

CONTACT: HORSES4HEROES, 4780 W. ANN ROAD, 5-106, NORTH LAS VEGAS, NV 89031



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) USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) 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-21-0630 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400001</u> DATE FILED: <u>1/3/23</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>lone Mountain</u> TAB/CAC DATE: <u>2/14/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/8/23</u> <u>6:30pm</u> FEE: <u>\$1,500</u>
	PROPERTY OWNER NAME: <u>Chancellor Manor L.C. (Contact: Darris Rasmussen)</u> ADDRESS: <u>1360 E Telegraph Street, #108</u> CITY: <u>Washington</u> STATE: <u>UT</u> ZIP: <u>84780</u> TELEPHONE: <u>435 229 3350</u> CELL: _____ E-MAIL: <u>darristr@yahoo.com</u>
	APPLICANT NAME: <u>Horses4Heroes/Sydney Knott</u> ADDRESS: <u>4975 North Miller Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>7026458446</u> CELL: <u>7023390615</u> E-MAIL: <u>vegasprgroup@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sydney Knott</u> ADDRESS: <u>4780 W Ann Road, #5-106</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: <u>7026458446</u> CELL: <u>7023390615</u> E-MAIL: <u>horses4heroes@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-338-03-002

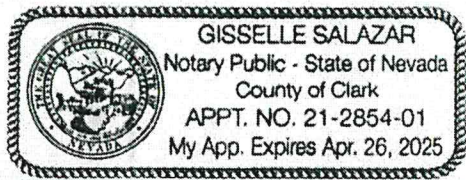
PROPERTY ADDRESS and/or CROSS STREETS: 4975 North Miller Lane, Las Vegas, NV 89149

PROJECT DESCRIPTION: Non-profit Horses4Heroes operating the Horses4Heroes Family Equestrian Center

(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.

Sydney Knott for Darris Rasmussen Sydney Knott for Darris Rasmussen
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 27th, 2022 (DATE)
 By Sydney S. Knott G.S.
 NOTARY PUBLIC: Giselle Salazar



*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.



PLANNER
COPY

November 16, 2022

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

AR-23-400007

Re: Application for One Year Review, Special Use Permit UC-21-0630

Applicant: Horses4Heroes, Inc.
Project Address: 4975 North Miller Lane, Las Vegas, 89149
APN: 125-338-03-002

Attached and following is the Land Use Application for a one-year review as required in the Notice of Final Action (NOFA) dated January 3, 2022.

We have met all the conditions outlined in the NOFA. A summary of the conditions and timeline of completion is attached.

HISTORY AND MISSION OF HORSE4HEROES

Founded in 2006, Horses4Heroes is a homegrown, hometown Las Vegas non-profit, dedicated to serving local heroes and their families by providing affordable programs with horses. We serve Active-Duty service members, Veterans, First Responders, teachers, healthcare workers and their families. We give a free membership to our neighbors in the Lone Mountain Rural Neighborhood Preservation Area (RNP). Working with local non-profits, we also serve Veterans and First Responders with PTSD, victims of domestic abuse, violence, and trauma, recovering addicts, at-risk youth and teens and others in our community who need a hand up, not a handout. These sessions, focusing on Equine Assisted Learning (EAL), are small group sessions scheduled in coordination with other non-profits, agencies, and organizations, including the VA of Southern Nevada, Crossroads of Southern Nevada, Raise the Future and St. Jude's Ranch for Children. Horses4Heroes relocated its operations to 4975 North Miller Lane in December 2018 and obtained a Special Use Permit in March 2019. We are operating under a five-year residential lease and plan to renew the lease in December 2023 for five more years.

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RURAL NEIGHBORHOOD PRESERVATION AREA

This property, 4975 North Miller Lane, has been operating as an equestrian facility since the 1980s. The house was built in 1972 and its former owners include Richard Ringwood, founder/CEO of Claim Jumper. The current owners purchased the property in 2007 as an investment and leased it to tenants who obtained a Business License to operate a Boarding Facility. When we took the property over in 2018, it was rundown, an eyesore. The house and barn needed significant repairs and, thanks to our partnerships, including Home Depot, GSL Electric, Ryerson Concrete and others, we have been able to invest nearly \$100,000 in the property in much-needed repairs and upgrades. We removed an ugly trailer, put a new roof on the barn, installed new energy efficient and water saving fixtures, had the barn and picnic area completely rewired with energy efficient lighting, installed solar lights on the riding arena, barn and house, replaced the well pump, purchased a water meter and obtained a one-acre foot commercial water right (\$20,000), painted the house and barn inside and out and, thanks to Eagle Scout projects, we have created removeable shade structures and paved walkways to make the property more accessible and enjoyable for our guests. We continue to work with our adjacent neighbors to the south, west and southwest and we have been cordial and welcoming to the builders across the street, who are developing five single-family homes. We have held free open houses for our neighbors and extended a free membership in Horses4Heroes to all who live in the Lone Mountain corridor and RNP.

This property is a rural property, and the owners want it to remain so, despite new construction all around it. Horses and livestock are an integral component of the Rural Neighborhood Preservation Area and the reason why most bought or built homes in the area.

This project has operated in harmony with the RNP with minimal to no negative impacts to the adjacent properties and our organization continues to welcome our neighbors to use our center for riding lessons, to send their kids to our camps, hold a birthday party or bring visiting families by to visit the farm animals and horses.

Our activities with horses, recreational, instructional, educational and health & wellness, are by their very nature self-limiting. Our onsite parking lot can park about 25 cars and our sessions and special events are generally limited to 20 participants. There are only so many "horse hours" in the day and only so many horses can be used or ridden at one time. However, we need these programs and activities to generate funds to support and sustain operations of the Horses4Heroes Family Equestrian Center. Weather, daylight saving time, also are factors that limit our daily activities and/or result in cancellation of income-generating activities.

ONE YEAR REVIEW AND REQUEST FOR FIVE YEARS

We have complied with all previous conditions, including those mandated in the NOFA dated March 2019 and the NOFA dated January 2022. Through this one-year review, we respectfully request that our existing Special Use Permit remain in place, with all stipulations and conditions, and that we are given five years before seeking another review. This timeframe is necessary in order for us to begin negotiations to extend our existing lease, to make plans to purchase this property within the five-year lease period, and to secure contracts and partnerships for the short and long-term. We have met with the property owners and they are very willing to have us extend the lease and work toward a purchase.

Specifically (as approved):

1. Permit a horse riding/rental stable. (We do not rent our horses, nor do we board horses.)
2. Reduce the minimum area required for a horse riding/rental stable to 93,218 square feet where a minimum of 400,000 square feet is required per table 30.44 (a 76.7% reduction).
3. Allow a stall, corral, and pen area within the front yard where required to be located within the side or rear yard per Table 30-.44-1.
4. Allow alternative landscaping along all side and rear property lines where 1 street per 50 linear feet along all side and rear property lines shall be required, except within arenas per Table 30.44.-1.
5. Increase the maximum number of Agriculture (small livestock) to 34 where a maximum of 20 animals is permitted per Table 30.44-1.

In addition, we request approval of the following waivers of development standards, all of which were previously approved or approved upon certain conditions:

- 1) Eliminate parking lot landscaping where required per Figure 30.64.14.
- 2) Allow alternative landscaping (non-decorative metal fence with opaque mesh screen installed) adjacent to a less intensive use where a decorative wall is required per Figure 30.64.11.
- 3) a. Reduce the front yard setback for a stall to 25 feet where 40 feet is required per Table 30.40-1 (a 37.5% reduction).
b. Reduce the front yard setback for an existing non-decorative fence, corral, and pen area to zero feet where 40 is required per Table 30.40-1 (a 100% reduction).
c. Reduce the side street (corner) setback for an existing non-decorative fence, corral and pen area to zero feet where 15 feet is required per Table 30.40-1 (a 100% reduction).
- 4) a. Reduce the setback from the right-of-way (La Madre Way) for existing structures (non-decorative fence, corral and pen area) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
b. Reduce the setback from the right-of-way (Miller Lane) for existing structures (non-decorative fence, corral and pen area) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
- 5) Permit an existing non-decorative fence (metal post fence with wire and opaque mesh screening installed) adjacent to Miller Lane and La Madre Way where a decorative fence is required within a setback when located along a street per Section 30.64.020.
- 6) Allow an existing 5-foot-high non-decorative metal post fence with wire and opaque mesh screening along Miller Lane and La Madre Way where a decorative block wall with a maximum height of 3 feet is permitted per Section 30.64.020 (a 66.7% increase).
- 7) Eliminate trash enclosure where required per Section 30.56.120.
- 8) Reduce the required setback from a property line for existing access gates located along La Madre Way and Miller Lane to zero feet where a minimum of 18 feet is required if the gates are open during business hours per Section 30.64.020 (a 100% reduction).
- 9) a. Reduce the approach distance for an existing driveway along La Madre Way to 118 feet where an approve distance of 150 feet to Miller Lane is required per Uniform Standard Drawing 222.1 (a 21.4% reduction).
b. Reduce the driveway departure distance from La Madre Way for an existing driveway along Miller Lane to 172 feet where a departure distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 9.5% reduction).

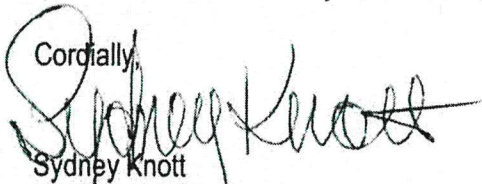
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Since March 2019, we have reduced the number of its livestock by eliminating all chickens and ducks. In August 2021, four horses were rehomed to Spokane, Washington.

Opaque mesh screening has been installed on all required sides, a total of ten, 15-gallon trees have been planted on La Madre Way and along the south side of the property; the storage structure (trailer) located at the southwest corner of the property has been completely removed; the right of way dedication and spandrel at the northeast corner was completed in August 2019, Southern Nevada Health District septic tank work has been completed and we purchased a one-acre foot commercial water, deed was recorded in July 2021.

We look forward to working with you on this Application. If you require any additional information or have questions about this one-year review or the property, please contact me.

Cordially,



Sydney Knott
President/CEO/Founder
Horses4Heroes

Attachments

1. Application for One Year Review
2. Notice of Final Action dated Jan. 3, 2022
3. Summary of Conditions and Completion Timeline