



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

July 11, 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 Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto: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](mailto:jennifer.damico@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto: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, and Roll Call

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

#### BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

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 June 27, 2023. (For possible action)
- IV. Approval of the Agenda for July 11, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

**07/19/23 BCC**

- 1. **DR-23-0188-702 CAPITAL GROUP, LLC: HOLDOVER DESIGN REVIEW** for finished grade on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Stange Avenue and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action) **7/19/23 BCC**

**08/01/23 PC**

- 2. **UC-23-0316-SMITH KIMBERLY: USE PERMITS** for the following: **1)** allow clients to a home occupation (equine therapy) where not permitted; **2)** allow non-family members as employees in conjunction with a home occupation; and **3)** allow a home occupation to be conducted outside where not permitted in conjunction with an existing single family residence on 0.7 acres in an R-E (RNP-I) Zone. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/md/syp (For possible action) **8/1/23 PC**

**08/02/23 BCC**

- 3. **AR-23-400093 (UC-22-0081)-GREENGALE PROPERTIES, LLC: USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** recreational facility; **2)** sale of produce/crops not grown on-site; **3)** allow customers on-site; **4)** farmer's market; **5)** allow live entertainment; **6)** food processing; **7)** retail sales and services; **8)** major training facility; and **9)** allow temporary outdoor commercial events without a timeframe limit and extended hours.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation of proposed live entertainment from a residential use; **2)** alternative landscaping along all property lines; **3)** allow existing landscaping adjacent to Elkhorn Road; **4)** allow alternative landscaping adjacent to a less intense use; **5)** eliminate landscape finger islands; **6)** waive on-site loading requirements; **7)** reduce parking; **8)** allow alternative paving; and **9)** waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** recreational facility; and **2)** finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/syp (For possible action) **8/2/23 BCC**

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KEVIN SCHILLER, County Manager

4. **AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a proposed congregate care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow access to a residential local street; and 2) modified street standards.  
**DESIGN REVIEW** for a proposed congregate care facility on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action) **8/2/23 BCC**

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 discussion, action, or vote may be taken on this agenda item. 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: July 25, 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

June 27, 2023

### MINUTES

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Board Members: Don Cape – Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **PRESENT**  
Chris Darling – **EXCUSED**  
Carol Peck – **PRESENT**  
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:33 p.m.
- II. Public Comment  
None
- III. Approval of May 09, 2023, Minutes  
**Moved by: ALLISON**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for June 27, 2023  
**Moved by: ALLISON**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

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KEVIN SCHILLER, County Manager



VI. Planning & Zoning

1. **ET-23-400067 (VS-20-0506)-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS: VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between La Madre Way and Verde Way, and between Dapple Gray Road and Campbell Road within Lone Mountain. RM/mh/syp (For possible action) 7/18/23 PC

**Action: APPROVED** as submitted, subject to staff conditions  
**Moved By: KIM**  
**Vote: 4/0 Unanimous**

2. **UC-23-0274-BOLAND MICHAEL & CYNTHIA: USE PERMIT** to increase the size of an accessory structure. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** allow a non-standard street improvement within the right-of-way (taper landscape walls); and **3)** modified residential driveway design standards in conjunction with a single family residence on 0.7 acres in an R-E (RNP-I) Zone. Generally located on the west side of Garehime Street and the south side of Meisenheimer Avenue within Lone Mountain. MK/jud/syp (For possible action) 7/18/23 PC

**Action: DENIED** as submitted due to size of accessory structure and fire safety concerns with reduced setbacks  
**Moved By: ALLISON**  
**Vote: 4/0 Unanimous**  
*(First motion was for approval of use permit and waivers # 2 & 3 and denial of waiver # 1, motion failed 2-2)*

VII. General Business  
None

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be July 11, 2023

X. Adjournment  
The meeting was adjourned at 7:19 p.m.

**BOARD OF COUNTY COMMISSIONERS**

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KEVIN SCHILLER, County Manager

INCREASED GRADE  
(TITLE 30)

**UPDATE**  
STANGE AVE/GRAND CANYON DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-23-0188-702 CAPITAL GROUP, LLC:**

**HOLDOVER DESIGN REVIEW** for finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Stange Avenue and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
138-06-601-011

**DESIGN REVIEW:**  
Increase finished grade to 108 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 200% increase).

**LAND USE PLAN:**  
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 2
- Project Type: Single family residential

Site Plans & Request

The plans depict a proposed single family residential development consisting of 2 lots located on the corner of Grand Canyon Drive and Stange Avenue. The applicant has submitted a Minor Subdivision Map (MSM-19-600099) to create a 2 lot subdivision. The plans depict a circular driveway for both lots that will allow access from Grand Canyon Drive. The application submitted is to allow for an increase in finished grade to 108 inches (9 feet) where 36 inches or (3 feet) is allowed per Code Section 30.32.040.

Landscaping

Landscaping is not required or a part of this request.

Applicant's Justification

The applicant states an approved drainage study for this site required an increase in finished grade to be at least 18 inches above the fronting street of Grand Canyon Drive elevation. The property falls approximately 15 feet from the street to the rear of the property and required fill to be up to 108 inches. This property is located on a steep downhill slope from north to south and west to east.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400126 (WS-20-0028)	First extension of time for a single family residential development	Approved by PC	January 2023
WS-20-0028	Waivers to allow a single family residence to have direct access to a collector street Grand Canyon Drive	Approved by BCC	March 2020

**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 & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 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; 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**

- Comply with approved drainage study PW21-18022;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 5 cards, 1 letter**

**COUNTY COMMISSION ACTION:** June 21, 2023 – HELD – To 07/19/23 – per the Board of County Commissioners for the applicant to return to the Lone Mountain Town Board.

**APPLICANT: BRIAN MINTER**

**CONTACT: BRIAN MINTER, 702 CAPITAL GROUP, 429 COLORFUL RAIN AVENUE, NORTH LAS VEGAS, NV 89031**

HOME OCCUPATION  
(TITLE 30)

FARM RD/SISK RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0316-SMITH KIMBERLY:**

**USE PERMITS** for the following: **1)** allow clients to a home occupation (equine therapy) where not permitted; **2)** allow non-family members as employees in conjunction with a home occupation; and **3)** allow a home occupation to be conducted outside where not permitted in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-14-303-010

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7530 Sisk Road
- Site Acreage: 0.7
- Project Type: Home occupation (equine therapy)
- Number of Stories: 1
- Square Feet: 2,109 (single family residence)

**Request**

The applicant is a mental health professional who is seeking to allow clients to a home occupation (equine therapy), in addition to allowing non-family members as employees in conjunction with the home occupation. A third use permit is required to allow the home occupation to be conducted outdoors as the applicant's clients will interact with the 3 existing horses on the subject property.

**Site Plans**

The plans depict an existing single family residence centrally located on a 0.7 acre site. The single family residence has the following setbacks: 71 feet from the north property line; 28.5 feet



from the west property line; 17.5 feet from the east property line; and 31.5 feet from the south property line. Access to the site is granted via a paved access easement, located adjacent to the southwest corner of the site, that connects to Sisk Road. An open corral area, measuring 9,966 square feet, is located within the rear yard of the property, immediately north of the residence. Existing accessory agricultural buildings (shade structures) are located at the northwest corner of the property for the 3 horses kept on site for equine therapy.

#### Landscaping

Existing mature trees are located immediately to the northeast and southwest of the residence. No additional landscaping is required or provided with this request.

#### Elevations

The plans depict an existing 1 story single family residence with a pitched, concrete tile roof. The house consists of a stucco exterior and is painted with neutral, earth tone colors.

#### Floor Plans

The plans depict a single family residence measuring 2,109 square feet that features multiple bedrooms, bathrooms, living room, kitchen, closets, and a 3 car garage.

#### Applicant's Justification

The applicant states this request is to provide equine facilitated therapy services to the public. The services are based out of the passion for horses and the healing properties that a physical relationship with horses can bring. Many patients deal with various anxieties, depressions, and other physical or emotional ailments and these services can often be a large part to helping them in dealing with these conditions. Equine facilitated sessions do not involve talking like traditional therapy, instead clients will engage in activities with the horses to learn to regulate their moods, to heal from trauma, and to make healthier decisions. Three horses reside on the subject property and are a critical requirement for equine therapy services. Currently there is an underserved population that need these services. Given that a horse is required, these types of services cannot be located in a traditional commercial location. The nature of this business is having clients on a one-on-one basis with the horse. Based on this exclusive therapy model, there is very little traffic unlike that of a typical and customary commercial venture. On occasion, there may be a group therapy session that may be up to five individuals who are brought to session in a van by the agency which they are receiving other services from. Clients complete an intake session at an off-site location and, during the intake session, they are advised of the format of equine facilitated sessions as well as the logistics of where to park and to wait for their session to begin. Clients will park in front of the house which has a gravel covering. There is a concrete driveway that will be available for clients to use. As this therapy is completed outside, the applicant will have winter and summer hours. The winter hours will be 9:00 a.m. to 3:00 p.m. and the summer hours will be 8:00 am to 7:00 pm. Therapy will be provided by the applicant and 2 other employees. One is an Equine Specialist which is a person that is responsible for assuring that the 3 existing horses are acting in a safe manner and that the horses are being treated well. The other is a therapist in training.



**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road - recorded	Approved by PC	March 2011
ZC-0296-01	Reclassified multiple parcels, including the subject property, from R-E to a R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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 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.

The Lone Mountain area is characterized by large lot residential uses with a number of properties having horses and other agricultural uses. Agricultural uses, such as the keeping of large livestock (horses) in conjunction with single family residences, is common within Lone Mountain. The subject property measures greater than a half-acre and features a corral area that is sufficient for the 3 horses kept on-site. Staff finds the proposed requests associated with the home occupation and equine therapy, should have minimal impact on the surrounding land uses and properties. Therefore, staff recommends approval with a condition to review the use permits within 1 year 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 1 year to review as a public hearing;
- Limit winter hours from 9:00 a.m. to 3:00 p.m. and summer hours from 8:00 a.m. to 7:00 p.m.;
- A maximum of 5 patients on-site at any one time.
- 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT: KIM SMITH**

**CONTACT: KIMBERLY SMITH, 1604 S. COMMERCE ST, STE B, LAS VEGAS, NV 89102**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0316</u> DATE FILED: <u>6/4/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>LONE MTN</u> TAB/CAC DATE: <u>7/11/2023</u> PC MEETING DATE: <u>8/11/2023</u> BCC MEETING DATE: _____ FEE: <u>\$ 675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Kimberly Smith</u> ADDRESS: <u>7530 Sisk Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>(702) 283-1163</u> CELL: <u>(702) 283-1163</u> E-MAIL: <u>Kimsmith@Healinghoovestherapy.com</u>
	<b>APPLICANT</b>  NAME: <u>Kimberly Smith</u> ADDRESS: <u>7530 Sisk Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: _____      CELL: <u>(702) 283-1163</u> E-MAIL: <u>Kimsmith@Healinghoovestherapy.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 125-14-303-010

PROPERTY ADDRESS and/or CROSS STREETS: 7530 Sisk Rd, Las Vegas, NV 89131

PROJECT DESCRIPTION: SUP to provide Equine Facilitated Therapy; SUP to allow customers to the residence for home occupation, SUP to allow a home occupation to be conducted outside in conjunction w/ proposed home. cc:

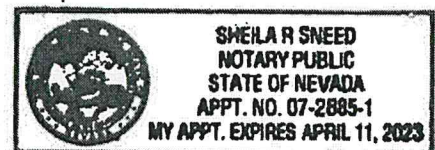
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Kimberly Smith      Kimberly Smith  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8th day of March 2023 (DATE)

By Kimberly Smith  
NOTARY PUBLIC: Sheila R. Sneed



\*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

April 10, 2023

Clark County Current Planning

Justification Letter

To Whom It May Concern,

This justification letter is regarding the application for the ability to provide equine facilitated therapy services to the public. As this therapy will be provided by employees, we are requesting special permission to allow our clients and employees to the residence. Additionally, this therapy will be provided outside therefore we are requesting permission to provide the services outside.

The services are based out of the passion for horses and the healing properties that a physical relationship with humans can bring. Many patients deal with various anxieties, depressions and other physical or emotional ailments and these services can often be a large part to helping them in dealing with these conditions. Equine facilitated sessions do not involve talking like traditional therapy does, instead client(s) will engage in activities with the horses to learn to regulate their moods, to heal from trauma and to make healthier decisions.

The services would be provided at: 7530 Sisk Road, Las Vegas, NV 89131.

This property is my primary residence where I have three horses. These horses are a critical requirement for equine therapy services. Currently there is an underserved population that need these services. Given that a horse is required, these types of services cannot be located in a traditional commercial location. The nature of this business is having clients on a one-on-one basis with the horse. Based on this exclusive therapy model, there is very little traffic unlike that of a typical and customary commercial venture. On occasion, there may be a group therapy session that may be up to five individuals who are brought to session in a van by the agency which they are receiving other services from.

Clients complete an intake session at Healing Hooves office located at 7495 W. Azure Dr., 89130. During the intake session they are advised of the format of equine facilitated sessions as well as the logistics of where to park and to wait for their session to begin. Clients will park in front of the house which has a gravel covering. There also is a concrete driveway that will be available for clients to use.

As this therapy is completed outside, we will have Winter and Summer hours. Our Winter hours are 9:00 am to 3:00 pm and our summer hours are 8:00 am to 7:00 pm.

Therapy will be provided by myself, and two other employees. One is an Equine

Specialist which is a person that is responsible for assuring that the horses are acting in a safe manner and that the horses are being treated well. The other is a therapist in training.

Healing Hooves currently has a business license for 7530 Sisk Road, Las Vegas, NV 89131 and will continue to maintain the business license. There is no signage, no hazardous materials, and no commercial vehicles on property. The only products and/or materials that we receive are related to the care and welfare of the horses. Republic services empties the dumpster once weekly.

These services can be a very anticipated therapy for many individuals as it serves as a respite from many of their daily challenges. We are excited to be able to provide these equine therapy services and serve our community and we look forward to your assistance to make this happen.

Sincerely,

*Kimberly Smith, MFT LADC*

Kimberly Smith, MFT LADC

Eagala Certified

AAMFT Approved Supervisor



RECREATIONAL FACILITY  
(TITLE 30)

ELKHORN RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-23-400093 (UC-22-0081)-GREENGALE PROPERTIES, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) (RNP-I) Zone.

Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/syp (For possible action)

---

RELATED INFORMATION:

**APN:**  
125-22-502-013

**USE PERMITS:**

1. Allow a recreational facility (indoor/outdoor) with ancillary uses such as but not limited to a community garden, private convention, retail sales, café/restaurant, alcohol sales, on-site photography/filming and production, and interactive entertainment.
2. Allow sales of produce/crops not grown on-site.
3. Allow customers on-site in conjunction with the existing farm, the proposed recreational facility and for agricultural gardening/greenhouse uses.
4. Allow a farmer's market to include retail sales of arts and crafts.
5. Allow live entertainment (indoor/outdoor).
6. Allow food processing to include cooking/baking for bakery items, fruit jams, and other food/product items for sale in conjunction with the proposed café/restaurant that is a part of the proposed recreational facility.



7. Allow retail sales and services related to all proposed uses with the existing farm and proposed recreational facility, and all related incidental and accessory uses.
8. Allow a major training facility.
9. Allow temporary outdoor commercial events removing the total number of events per year, number of days per event (including set-up and take-down timeframes), with extended hours of operation on Friday, Saturday, and Sunday (6:00 a.m. to 12:00 a.m.) for charity events, seasonal events (i.e., pumpkin patches, fall festivals, Halloween festivals, and Easter egg hunts), holiday-like events, and similar scheduled events.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation of proposed live entertainment from a residential use to 262 feet where a 500 foot minimum separation is required per Table 30.44-1 (a 48% decrease).
2. Allow alternative landscaping along all property lines (north, south, east, and west), by allowing the existing landscaping and vegetation related to the farm to remain and include a reduction in shrubs which are required to cover more than the 50% of the landscaped area per Chapter 30.64.
3. Allow existing landscaping to remain behind an existing screen wall adjacent to Elkhorn Road (north property line).
4. Allow alternative landscaping adjacent to a less intense use where Figure 30.64-11 is required per Table 30.64-2.
5. Eliminate landscape finger islands within all proposed parking lots on-site where Figure 30.64-14 is required.
6. Waive all on-site loading requirements per Section 30.60.070.
7. Reduce the required parking spaces to 249 parking spaces where 620 parking spaces are required per Chapter 30.60 (a 60% reduction).
8. Allow alternative paving within all proposed on-site parking areas, drive aisles, and walking path areas.
9. Waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving) where required per Chapter 30.52.

**DESIGN REVIEWS:**

1. A recreational facility.
2. Increase finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 25
- Project Type: Recreational facility in conjunction with an existing farm
- Number of Stories: 1 (for all new proposed buildings on-site)

- Building Height (feet): 12 (proposed office)/25 (proposed greenhouses - 2 total)/14 (existing shed)/20 (proposed farm store and café)/17 (proposed restroom building)/10 (proposed temporary event tent)/14 (proposed gazebos - 2 total)/22 (proposed equipment shed)
- Square Feet: 800 (proposed office)/4,000 (proposed greenhouses - 2 total)/1,165 (existing shed)/2,000 (proposed farm store and café)/300 (proposed restroom building)/10,000 (proposed temporary event tent)/625 (proposed gazebos - 2 total)/4,800 (proposed equipment shed)
- Parking Required/Provided: 620/249

### Site Plan

The approved plan depicts an existing 25 acre farm on the south side of Elkhorn Road, west of Rainbow Boulevard (alignment). The farm includes the following existing areas: a palm grove, native habitat area, an olive grove, orchards, an apiary, and a meadow area. The applicant is proposing a recreational facility on the subject parcel and the existing farm will remain and continue to operate.

The site plan depicts the following areas:

#### Northwest Quadrant -

The northwest quadrant of the site includes the main entrance with a 48 foot wide driveway along Elkhorn Road (north property line). Vehicles will head south on a vehicular loop (drive aisle) which leads to the main parking area on the northwest corner of the subject parcel. One hundred twenty-six parking spaces are provided in this area. The vehicular loop branches east and heads easterly along the north property line. South of the parking lot includes a network of landscaping which features many walking paths and connects visitors and employees to the proposed 2 green houses, an office building, farm store/café, cultivated garden areas, an existing shed, restrooms, picnic areas, a portion of the existing palm grove, an existing meadow which provides a flex space for events, and a nexus hardscape design which is a decorative focal point of this area. The applicant is requesting to increase the finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase). This request is located underneath the proposed greenhouse (west of the proposed office).

#### Northeast Quadrant -

The existing palm grove along the north property line extends into the northeast quadrant and includes a 24 foot wide drive aisle which also leads vehicles to a secondary parking area with tandem parking spaces. One hundred thirteen parking spaces are provided in this area. In addition, an equipment shed will be constructed south of the parking lot.

#### Southeast Quadrant -

This quadrant includes a native habitat area centrally located on the site. South of the native habitat area includes a central event location where a temporary event tent can be set-up. To the west includes an irrigation pond which includes a gazebo and a future tea pavilion area where the future accessory structure in this area will be designed/constructed at a later date. The site plan shows that parking spaces are also included in this area. Walking paths and gravel paths continue into this quadrant to ensure that the entire parcel is accessible via pedestrian and



vehicular methods. This area includes an existing material and equipment area utilized by the farm, and portion of a proposed vineyard attached to the "east promenade", proposed gazebo, and proposed vineyard event space. Walking paths are also located throughout this area.

#### Southwest Quadrant -

This quadrant includes the cultivated gardens, an existing olive grove which also serves as an event area, an existing orchard which features an area called the "west promenade" and an orchard which also functions as an event area. This quadrant includes an existing equipment storage area, solar panels, and a bike rack.

In addition to the approved recreational facility, there are several accessory uses allowed on the subject property per Title 30 in the R-A zoning district.

1. Agricultural-Gardening/Greenhouse for the cultivation of crops and utilizing the vineyard. Per Table 30.44-1, this is a principal use in the R-A zoning district.
2. Accessory agricultural buildings and structures per Table 30.44-1.
3. Weddings will be conducted on-site in conjunction with the recreational facility. Event locations are located throughout, including the meadow area. Weddings may be conducted indoors within temporary tents, or outdoors throughout the subject site.

The applicant also requested to waive all on-site loading requirements per Section 30.60.070. Furthermore, the entire parcel will provide 249 parking spaces where 620 parking spaces are required per Chapter 30.60; thus, the applicant is requesting a parking reduction. The applicant will provide alternative paving as approved by the Department of Environment and Sustainability for areas throughout the site. Therefore, the applicant is requesting a waiver for alternative paving.

#### Landscaping

The approved plan shows that there are mature trees along the south, west, and east property lines. These landscaped areas are over 40 feet wide with over 60 mature trees in total. Along the central northern portion of the site is an existing palm grove that is over 3 acres in overall area. South of this palm grove is an existing native habitat area which features native Creosote and Bursage shrubs, and Cottonwood trees. Immediately to the south, is an existing meadow which leads to an existing olive grove (southwest corner), a proposed orchard and vineyard (south central), and additional agricultural related areas on the southeast corner of the site. The applicant will add 2 green houses north of a cultivated garden area which will be over 1 acre in size. Furthermore, the applicant will add lush landscaping at the main entrance, throughout the picnic areas, and within the nexus area east of the farm store/café. Lastly, the applicant will plant an additional 16, large trees (24 inch box) along the majority of the east property line to provide an additional buffer to the existing residence to the east. Since the existing and proposed landscaping does not conform to the standard Title 30 requirements the applicant is requesting waivers of development standards for parking lot landscaping finger islands, landscaping adjacent to a less intense use, landscaping along Elkhorn Road, and alternative landscaping for shrubs within existing and proposed landscape areas.

### Elevations

The approved elevation plans show a variety of structures throughout the site. The proposed office has an overall height of 12 feet and will be a new manufactured building with vertical wood panels. The 2 proposed green houses have an overall height of 25 feet and will include steel framing and heavy duty greenhouse related covers. The existing shed has an overall height of 14 foot and is constructed of CMU block and features a desert themed mural on 1 elevation. The approved farm store/café has an overall height of 20 feet, and will feature large windows and doors, a painted cement plaster finish, and a tiled roof. The proposed restroom building has an overall height of 17 feet and features decorative columns, railings, with wood detail and faux stone finishes. The applicant will also provide a temporary event tent which has an overall height of 10 feet. In addition, there are 2 proposed gazebos both of which have an overall height of 14 feet. The gazebos feature decorative wood and faux stone exterior materials. Lastly, the proposed equipment shed on the northwest corner of the site has an overall height of 22 feet, which includes vertical metal paneling and roll-up doors.

### Floor Plans

The approved office has an overall area of 800 square feet and will be used by employees of the facility. The 2 approved greenhouses have an overall area of 4,000 square feet each. There is an existing shed south of the greenhouses and has an overall area of 1,165 square feet. The approved farm store and café has an overall area of 2,000 square feet. The approved restroom building has an overall area of 300 square feet. Furthermore, the applicant will provide a 10,000 square foot temporary event tent. The site also includes 2 approved gazebos each have 625 square feet of overall area. Lastly, the proposed equipment shed has an overall area of 4,800 square feet.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0081:

#### Current Planning

- 1 year to review as a public hearing;
- Design review as a public hearing for any significant changes to the plans;
- Major training facility limited to the instruction of agricultural, recreational, and health related uses and activities;
- Hours of operation limited to daytime hours except until 11:00 p.m. on Friday and Saturday;
- Limited to 2,500 maximum attendees;
- Monthly calendar of events to be submitted to Commissioner's office with a copy to Comprehensive Planning;
- Prior to first event, sound and lighting plan prepared by a qualified professional must be submitted to Commissioner's office with a copy to Comprehensive Planning that includes any proposed video screens;



- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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 his application must commence within 2 years of approval date of it will expire.

#### Public Works - Development Review

- “No Parking” signs to be installed along Elkhorn Road;
- If required execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Public Works – Development Review and Commissioner Kirkpatrick’s office for the design of any non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.0109(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works – Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any the Elkhorn Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Elkhorn Road improvements project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines to located in vicinity of the applicant's parcel.

Applicant's Justification

Per the applicant's justification letter, conditions listed in the Notice of Final Action for UC-22-0081 have been addressed. The applicant has submitted a Noise Mitigation Plan, sound plan, and lighting plan to ensure that the activities planned in Greengale will not disturb neighbors. The applicant also has active and approved permits with Clark County Mapping Team, Public Works, and Building Department.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TC-23-900068	Private outdoor event with catered food and drinks, lawn games, live entertainment, amusement ride, and inflatables	Approved by ZA	March 2023
UC-22-0081	Recreational facility, allowed customers on-site, retail, farmer markets for crops not grown on-site, allowed live entertainment, major training facility, temporary events without timeframe, with waiver for reduced separation, landscaping, on-site loading requirements, reduced parking, paving, and off-site improvements, with design review for recreational facility, and finished grade on 25 acres	Approved by BCC	April 2022
TC-21-900224	Outdoor picnic in the farm, catered food and drinks, and selling florals	Approved by ZA	May 2021
VC-1377-99	Allowed an 8 foot high block wall (accessory structure) prior to a principal structure and increased the wall height to 8 feet - maximum 6 foot high block wall on property line	Approved by PC	October 1999
VS-1561-94	Vacated and abandoned patent easements and public rights-of-way being a portion of Rainbow Boulevard - recorded	Approved by BCC	December 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	City of Las Vegas	R-D & R-PD2	Single family residential
South	Ranch Estate Neighborhood (up 2 du/ac)	R-A (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive 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.

As of today, no business license has been issued for this business. Also, staff was not able to find a new building permit or a change of occupancy permit for the existing building to be used as a training facility. Therefore, staff cannot verify if all the conditions have been satisfied. However, since the applicant has taken steps towards commencing the project, such as applying for several business licenses and receiving the landscape certificate, staff can support the request with a condition of 1 year to review as public hearing. Staff will not be able to support any future requests if steps are not taken toward completing the project.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until April 20, 2024 to review as 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; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** HARRISON GALE

**CONTACT:** CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV  
89101

**DRAFT**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-22-0081 (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR-23-400093</u> DATE FILED: <u>6/5/2023</u> PLANNER ASSIGNED: <u>N.A.I.</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>7/11/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/2/2023</u> FEE: <u>\$1,475.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Greengale Properties LLC</u> ADDRESS: <u>6722 N. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-862-0707</u> CELL: <u>N/A</u> E-MAIL: <u>harrison@greengale.net</u>
	<b>APPLICANT</b>  NAME: <u>Harrison Gale</u> ADDRESS: <u>6722 N. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-862-0707</u> CELL: <u>N/A</u> E-MAIL: <u>harrison@greengale.net</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-22-502-013

PROPERTY ADDRESS and/or CROSS STREETS: Elkhorn Road & Rio Vista Street

PROJECT DESCRIPTION: Outdoor Recreational Facility

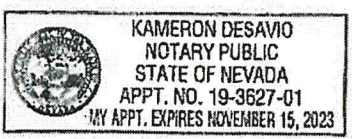
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]      Harrison Gale  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 6, 2023 (DATE)

By Harrison Gale  
 NOTARY PUBLIC: Kameron Desavio



\*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.



LAW OFFICE

*Brown, Brown & Premsrut*

JAY H. BROWN  
 DAVID T. BROWN  
 PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
 520 SOUTH FOURTH STREET  
 LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
 FACSIMILE: (702) 385-1023  
 EMAIL: jbrown@brownlawlv.com

March 21, 2023

Clark County Comprehensive Planning  
 Current Planning Division  
 500 Grand Central Parkway  
 Las Vegas Nevada 89155

**RE: Greengale Farms Elkhorn & Rio Vista  
 Justification Letter: Application Review for an Outdoor Recreational  
 Facility  
 Assessors' Parcel Number: - 125-22-502-013**

**To Whom It May Concern:**

**Overview and Scope:**

On behalf of our client, Greengale Properties, LLC., we respectfully submit this request for an application review for a previous approved outdoor recreational facility (UC-22-0081) including a myriad of other uses including the following: sale of produce/crops not grown on-site; allow customers on-site; farmer's market, live entertainment, food processing; retail sales and services; major training facility and temporary outdoor commercial event without a timeframe limit and extended hours. The approved facility is in an R-A (RNP-1) and consists of 24.72 acres located on the southeast corner of Elkhorn Road and the Rio Vista Street (alignment). The original application as conditioned states "1 year to review as a public hearing".

In the year since approval the items completed are what the Applicant considers as Phase I to allow operations to commence for the approved facility.

Below are following items completed since the approval.

- The sound and lighting plan is completed. The intent is to install and utilize different lighting systems to provide a safe, eco-friendly, illuminated environment for staff-members and guests while minimizing light-pollution that could be detrimental to neighbors and native wildlife.



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AN ASSOCIATION OF PROFESSIONAL CORPORATIONS


- The Noise Mitigation Plan is completed. The intent is to mitigate excess noise-pollution and ensure the quiet-enjoyment of neighboring residential properties are not compromised.
- The improvement plans for the gated entry on Elkhorn Road is approval by The Public Works Department including the associated Bond.
- The queuing analysis for the driveway is approved by Public Works.
- The Drainage analysis for the driveway was submitted to Public Works which satisfied the scope of the driveway improvements. A subsequent "technical drainage" study will be submitted for the finished floor of the approved buildings and structures on the site with Phase II of the improvements for the facility is ready for submittal.
- A Building Permit (BD23-08763) is submitted for the gated entry to the facility from Elkhorn Road and is in process.
- An Event Calendar is provided for the facility for the year to date.

All the listed documents and information above are upload and will indicate categorically, that the Applicant is diligently pursuing completion and commence of the facility in phases to ensure compliance to the conditions of approval.

We appreciate your consideration in the required review of the application. Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN &amp; PREMSRIRUT



Lebene Ohene  
Land Use and Development Consultant

CONGREGATE CARE  
(TITLE 30)

FORT APACHE RD/TROPICAL PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:

USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a residential local street; and 2) modified street standards.

DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

125-30-704-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow access to a residential local street (Corbett Street) where not permitted per Table 30.56-2.
2.
  - a. Reduce the distance between a driveway along Tropical Parkway and an intersection to 66 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
  - b. Reduce the distance between a driveway along Corbett Street and an intersection to 71 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 62.6% reduction).
  - c. Allow a 28 foot wide driveway where a 32 foot wide commercial driveway is required per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9230 Corbett Street
- Site Acreage: 5
- Project Type: Congregate care facility



- Number of Stories: 1
- Building Height: Up to 23 feet, 6 inches
- Square Feet: 48,947 (overall complex)
- Parking Required/Provided: 35/49

### Site Plan

The approved plans show a 72 bed, 48,947 square foot congregate care facility consisting of 6 buildings for the residents, depicted as "villas", and 1 administration building. The overall facility will be staffed by 23 employees. Access to the site is from 2 driveways on Tropical Parkway and 2 driveways on Corbett Street (a residential local street). A total of 49 parking spaces are provided where a minimum of 35 parking spaces are required. The parking spaces are located within parking courts that are scattered throughout the site. The trash enclosures are set back a minimum of 50 feet from the west property line. Open space and courtyard areas are located between the buildings on the interior of the site.

### Landscaping

The approved plans depict a 35 foot wide landscape area with a detached meandering sidewalk along Fort Apache Road, and a minimum 15 foot wide landscape area with a detached sidewalk along Tropical Parkway. A minimum 6 foot wide landscape area with an attached sidewalk is provided along Corbett Street. A 10 foot wide intense landscape buffer per Figure 30.64-12 with a 6 foot high decorative block wall is provided along the west property line. The open space and courtyard areas on the interior of the site include a large number of trees and shrubs. The landscape palette for the site include Palo Verde, Swan Hill Olive, African Sumac, Pistachio, Bay Laurel, Strawberry, Xylosma, and Mondell Pine trees along with various shrubs, and groundcover.

### Elevations

The approved plans depict a 1 story, 17 foot 3 inch high, administration building, and 6, one story, 23 foot 6 inch high, resident "villa" buildings. All of the buildings have a residential appearance, and are designed with stucco finish, stone veneer, wood pillars, wood trim, and pitched clay tile roofing.

### Floor Plans

The administration building is 2,885 square feet and consists of a reception area, offices, a conference room, garage/storage area, and restrooms. An emergency generator is also shown on the floor plan and is screened from the properties to the west by the administration building. The 6 resident "villa" buildings are 7,677 square feet each and consist of bedrooms, living areas, restrooms, kitchen area, dining area, laundry area, and a physical therapy room.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-0210-17:

#### Current Planning

- Provide a 10 foot wide intense landscape buffer per Figure 30.64-12 along the west property line;
- Design review as a public hearing for any significant changes to the plans;
- Review for facility 1 year after opening;
- Trash pick-up limited to 2 times per week;
- No on-street parking for the facility on Corbett Street, Fort Apache Road, or Tropical Parkway and "No Parking" signage to be installed adjacent to facility on roadways;
- Residents cannot park on-site unless this condition is precluded by state law;
- No outdoor signage;
- Homes abutting Fort Apache Road shall have varied architectural features;
- Deliveries limited to Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m.;
- No construction prior to 7:00 a.m.;
- Parking lot lighting limited to a maximum of 10 feet and will be directed down and shielded as to not impact neighboring properties;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Tropical Parkway, 45 to back of curb for Fort Apache Road, 30 feet for Corbett Street, and associated spandrels;
- Applicant will install conduit and pull boxes for streetlights;
- Execute a Restrictive Covenant Agreement for the remaining improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that per Subsection 30.52.030(a)(1)(K)(iii), meandering sidewalks are a non-standard improvement which Clark County will not maintain.

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane with turning radii, and turnarounds; and that the drop-



off area proposed for Fort Apache does not provide Fire Department access suitable for a rescue unit.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact either the Southern Nevada Health District or the City of Las Vegas with regards to sewage disposal.

Applicant's Justification

The applicant is the new owner of the property and states that, due to the recent change of ownership, the facility has not been opened for business. The applicant also states that they anticipate the facility to be opened officially by November of this year.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0158	Waiver to reduce landscaping	Approved by BCC	June 2021
WS-20-0606	Waiver to reduce landscaping	Withdrawn	February 2021
UC-0210-17	Congregate care facility with local street access	Approved by BCC	July 2017
ZC-0296-01	Established the RNP-I Zoning Overlay District in Lone Mountain	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive 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.

Since the congregate care facility has not yet opened, there has not been sufficient opportunity for the public in the area to interact with and assess the facility. Additionally, staff cannot verify that all of the conditions have been satisfied by the applicant until the business is open. Staff can support this request with a condition to review the application in 1 year.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until June 8, 2024 to review.
- 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.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** VIRTUE RECOVERY LAS VEGAS, LLC

**CONTACT:** GAVIN PITTALUGA, 8255 LAS VEGAS BOULEVARD SOUTH, SUITE 1919,  
LAS VEGAS, NV 89123





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-17-0210</u> (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR-23-400095</u> DATE FILED: <u>06/07/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Lone Mountain</u> TAB/CAC DATE: <u>07/11/2023</u> PC MEETING DATE: BCC MEETING DATE: <u>08/02/2023</u> FEE: <u>\$900</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SL FAMILY TRUST/GEORGE BOYADZHIAN</u> ADDRESS: <u>8255 S Las Vegas Blvd Suite #1919</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>818-916-8116</u> CELL: E-MAIL: <u>george@virtuerc.com</u>
	<b>APPLICANT</b>  NAME: <u>Virtue Recovery Las Vegas, LLC</u> ADDRESS: <u>9230 Corbet St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89149</u> TELEPHONE: <u>818-916-8116</u> CELL: E-MAIL: <u>george@virtuerc.com</u> REF CONTACT ID #:
	<b>CORRESPONDENT</b>  NAME: <u>Gavin Pittaluga</u> ADDRESS: <u>8255 S Las Vegas Blvd Suite #1919</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>770-655-8421</u> CELL: E-MAIL: <u>gavin.pitaluga@virtuerc.com</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 125-30-704-006  
 PROPERTY ADDRESS and/or CROSS STREETS: 9230 Corbet St, Las Vegas, NV 89149  
 PROJECT DESCRIPTION: Congregate Care Facility

(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.

George Boyadzhyan  
 Property Owner (Signature)      Property Owner (Print)

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 SUBSCRIBED AND SWORN BEFORE ME ON 6-2-23 (DATE)  
 By DONNA HANSEN  
 NOTARY PUBLIC: Donna Hansen



\*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.



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES

On June 2, 2023 before me, DONNA HANSEN  
(Insert name and title of the officer)

personally appeared GEORGE BOYADZHIAN  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Donna Hansen (Seal)



Virtue Recovery Las Vegas LLC  
8255 S Las Vegas Blvd. #1919  
Las Vegas, NV 89123

June 2, 2023

Application: UC-0210-17  
APN: 125-30-704-006

This is a request by the new owner of 9730 Corbett St., Las Vegas, NV 89149, for the one-year application review required as a condition of approval for the special use permit application UC-0210-17.

Due to the sale of building and timeframes needed for change of ownership, the facility has not been open for business and does not anticipate that it will begin operations until November 1<sup>st</sup>, 2023. As the new property owner, we are requesting an extension of the one-year review until November 1<sup>st</sup>, 2024, to allow time for the facility to begin operating and allow sufficient time of operation to enable a comprehensive review by the county.

Respectfully,



George Boyadzhyan  
Virtue Recovery Las Vegas LLC