



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

August 10, 2021
6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at 702-289-0196.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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

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

County Liaison(s): Jennifer Damico, 702-219-0374, Jennifer.Damico@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 July 27, 2021. (For possible action)
- IV. Approval of the Agenda for August 10, 2021, 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

09/07/21 PC

- 1. **UC-21-0363-JOLLEY TYSON & RABITO JACLYN:**
USE PERMITS for the following: **1)** allow customers to the residence; **2)** allow employees to the residence; and **3)** allow a home occupation to be conducted outside in conjunction with a proposed home occupation on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/sd/jo (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: August 31, 2021.

- X. Adjournment.

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



Lone Mountain Citizens Advisory Council

July 27, 2021

MINUTES

Board Members: Chris Darling – Chair – **PRESENT** Carol Peck – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **ABSENT**
Kimberly Burton – **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 July 13, 2021 Minutes
Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 27, 2021
Moved by: CAROL
Action: Approved agenda as submitted, with items 2&3, 5&6, and 7&8 heard together
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-21-0336-TATE RYAN K & WEDIN JENNIFER: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the south side of Bella Loma Court, 400 feet west of Bonita Vista Street within Lone Mountain. RM/sd/jo (For possible action) 8/17/21 PC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant use design submitted with removeable fencing

Moved By: Kim

Vote: 3/0

2. **UC-21-0324-MCGILLIS INVESTMENT CO, LLP: USE PERMIT** for a funeral home. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a proposed funeral home on 2.0 acres in an R-E Zone. Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rk/jd (For possible action) 8/17/21 PC

Action: DENIED based on opinion that the commercial use does not fit the area. Board would also like to look at the Interlocal Agreement conditions to see if commercial use in area is permitted.

Moved By: Carol

Vote: 4/0

3. **VS-21-0323-MCGILLIS INVESTMENT CO, LLP: VACATE AND ABANDON** a portion of right-of-way being Tenaya Way located between Lone Mountain Road and Verde Way within Lone Mountain RM/nr/jd (For possible action) 8/17/21 PC

Action: DENIED based on opinion that the commercial use does not fit the area. Board would also like to look at the Interlocal Agreement conditions to see if commercial use in area is permitted.

Moved By: Carol

Vote: 4/0

4. **WS-21-0346-JLT HOLDING COMPANY, LLC: WAIVER OF DEVELOPMENT STANDARDS** to waive connection to public water service on 2.0 acres in an R-A (RNP-II) Zone. Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. RM/bb/jo (For possible action) 8/17/21 PC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant will add purchased water rights to well

Moved By: Sharon

Vote: 4/0

5. **WS-21-0315-TP ESTATES IRR BUSINESS TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) wall height; and 2) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential subdivision on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action) 8/18/21 BCC

Action: APPROVED as submitted, subject to staff conditions

Moved By: Kim

Vote: 4/0

6. **TM-21-500099-TP ESTATES IRR BUSINESS TRUST: TENTATIVE MAP** consisting of 8 lots and common lots on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action) 8/18/21 BCC

Action: APPROVED as submitted, subject to staff conditions

Moved By: Kim

Vote: 4/0

7. **WS-21-0344-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) increase wall height; and 3) allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 7.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road within Lone Mountain. RM/md/jo (For possible action) 8/18/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant look into drainage study on shoulders to ensure there's no issue with large aggregate material

Moved By: Chris

Vote: 4/0

8. **TM-21-500107-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS: TENTATIVE MAP** consisting of 12 single family residential lots on 7.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road within Lone Mountain. RM/md/jo (For possible action) 8/18/21 BCC

Action: APPROVED as submitted, subject to staff conditions and condition that applicant look into drainage study on shoulders to ensure there's no issue with large aggregate material

Moved By: Chris

Vote: 4/0

VII. General Business

1. Reviewed last year's budget request (s) and took public input regarding suggestions for the upcoming budget cycle. Suggestions include AV equipment (projector) and laser pointers

VIII. Public Comment

Kyle Iverson spoke about concerns with squatters on Juliano Road

IX. Next Meeting Date

The next regular meeting will be August 10 2021.

X. Adjournment

The meeting was adjourned at 8:21 p.m.

09/07/21 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

LOG CABIN WY/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0363-JOLLEY TYSON & RABITO JACLYN:

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

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

RELATED INFORMATION:

APN:

125-05-703-008

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

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

Request and Site Plans

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

Landscaping

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

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant's business "Let's Move Physical Therapy (LMPT)" provides physical therapy and is currently operating as a mobile service to see patients. The current business model proposed by the applicant is to provide hippotherapy, physical therapy services to children and adults on the back of a horse. The applicant is the only person registered in the Las Vegas area with the hippotherapy clinical specialist certification and she would like to provide this service to individuals with disabilities. Physical therapy services would be provided indoors for privacy and will allow for their patients to transition to the horse arena to continue their physical therapy session on the back of a horse all in one location.

The business plan states the operations will be 4 days a week consisting of 1 physical therapist full time and 2 part time therapist, and only 2 therapists will be working at any one time. Each therapist will treat 1 patient at a time. All patients will be on the property by appointment only with hours of operation 8:00 a.m. to 6:00 p.m. All sessions are done 1 on 1 and no more than 2 patients will be on-site at any one time.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residential
South, East, & West	Residential Agriculture (1 du/ac)	R-A	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

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

Staff finds that the proposed use of a home occupation that allows for 2 physical therapists, with 2 patients on-site, and conducting a portion of the physical therapy outdoors with horses will not create any negative impacts on adjacent properties, the character of the neighborhood, traffic conditions, parking, or other matters affecting the public health, safety, and general welfare. All parking by patients and staff will be off-street on the applicant's existing driveway. Land Use Goal 7 in the Comprehensive Master Plan encourages housing alternatives to meet a range of lifestyle choices, and Land Use Goal 8 encourages, in part, professional workplace opportunities integrated in a community. Allowing one-on-one patient meetings at the residence during specific hours of operation provides a flexible residential and employment situation without impacting the neighborhood; therefore, staff can support the request with specific conditions of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to review;
- Patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 5:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day;
- No commercial vehicles shall be parked on-site.
- Applicant is advised that the use permit is not for a horse riding stable open to the public; that the County is currently rewriting Title 30 and future land use applications, including

applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- 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:

PROTESTS:

APPLICANT: LETS MOVE PHYSICAL THERAPY

CONTACT: LETS MOVE PHYSICAL THERAPY, 8545 LOG CABIN WAY, LAS VEGAS,
NV 89143

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

Application Number: **UC-21-0363**

PC/BCC Meeting Date: **09-07-2021**

Commission District: **B**

TAB/CAC: **LONE MOUNTAIN**

TAB/CAC Meeting Date: **08-10-2021**

Project Type: Home Occupation

Property Owner: JOLLEY TYSON & RABITO JACLYN

- | | | |
|----------------------------------------------------------|---------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Clarification of Conditions |
| <input type="checkbox"/> Zone Change - Conforming | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Zone Change - Nonconforming | <input type="checkbox"/> Street Numbering Change | <input type="checkbox"/> Revocation |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Annexation Request | <input type="checkbox"/> Waiver of Conditions |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Vacation and Abandonment | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Waiver of Development Standards | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Agenda Item |
| <input type="checkbox"/> Waiver of Title | <input type="checkbox"/> Application Review | <input type="checkbox"/> Other _____ |

Motion By: _____ Vote: _____ Approval / Denial / No Comment

Hold (Including To Date and Reason) _____

of Neighbors Present _____ # of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING: _____

Conditions of Approval: _____

Name of Applicant/Representative _____

Applicant agreed to conditions _____ Yes _____ No

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0363</u> DATE FILED: <u>7/13/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Long Mountain</u> TAB/CAC DATE: <u>8/10/21</u> PC MEETING DATE: <u>9/7/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Jaclyn Rabito, Tyson Jolley</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: _____ CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> <u>125-05-703-008</u>
	APPLICANT NAME: <u>Lets Move Physical Therapy</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: <u>7026203124</u> CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jaclyn Rabito</u> ADDRESS: <u>8545 Log Cabin Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u> TELEPHONE: _____ CELL: <u>8472392876</u> E-MAIL: <u>jaclyn@letsmovephysicaltherapy.com</u> REF CONTACT ID #: _____

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

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

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6/15/2021 (DATE)
 By Jaclyn Rabito
 NOTARY PUBLIC Aubrey B



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

Let's Move Physical Therapy (LMPT) is seeking a special use permit to provide physical therapy services at 8545 Log Cabin Way in Las Vegas NV 89143. LMPT would like to provide physical therapy services at a physical location and cease mobile based physical therapy as Jaclyn Rabito PT DPT HPCS (owner and lead physical therapist) has the hippotherapy clinical specialist certification meaning she is able to provide physical therapy services to children and adults on a back of a horse. Jaclyn is the only person registered in Las Vegas area with the hippotherapy clinical specialist certification and she would like to provide this service to the individuals with disabilities in the Las Vegas area. Physical therapy services would be provided in the casita to provide indoor services and allow the client to transition to the arena to continue their physical therapy session on the back of a horse all in one location.

More specifically, LMPT operates Monday thru Thursdays, currently consistent of one physical therapist that is full time and two part time physical therapist assistants. Each therapist treats one patient a time. There are currently two treatment rooms available, LMPT will be able to provide services to two patients at a time or a total of four bodies may be within the 435 square foot space at a time. Hours of operation include 8am to 6pm generally speaking depending on the work/school schedule of the patients, not all time slots are filled at this time as LMPT averages 20-30 patient visits per week. All patients will be on property by appointment only, currently each patient is reminded of their schedule every Sunday which gives them the opportunity to change or cancel their appointment. Additionally, all visits are currently done one on one as in one therapist to one patient ratio. With the addition of physical therapy being provided on horse back, the hours of operation with that intervention are more specific to accommodate weather such as heat, wind, and so on. Providing physical therapy will commence in fall of 2021 once the heat has subsided and will be subject to more limited hours of Monday thru Thursday 8am to 2pm generally speaking. Also the sprinkler and mister systems have been put in place to also assist with dust mitigation. LMPT will mitigate the number of people coming to the residence by only allowing previously scheduled appointments to arrive, hours of operation starting at 4 days a week and only allowing for a maximum of two patients present on site at a time which can easily be accommodated by the driveway as well.