

COMMERCIAL BOARDING STABLES
(TITLE 30)

GRAND TETON DR/ALEXITO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0307-PARKER DONALD B JR:

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

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

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

RELATED INFORMATION:

APN:

126-07-401-015

USE PERMITS:

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

LAND USE PLAN:

NORTHWEST COUNTY- OPEN LAND

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

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

Landscaping

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

Elevations & Floor Plans

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

Applicant's Justification

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

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

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

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

Use Permit #2

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

Design Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Hours of operation limited to 8:00 a.m. to 5:00 p.m.
- Applicant is advised that all regulations regarding wells and septic must be followed; this is not approval of a horse riding/rental stable; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY J SANCHEZ

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