

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:

HOLDOVER USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-302-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 160 Siddall Avenue
- Site Acreage: 1.01
- Project Type: Home occupation
- Square Feet: 11,500 (training field)
- Parking Required/Provided: 2/12 (driveway)

Site Plan

The plan depicts a single-family residential lot with a 71 foot by 141 foot field in the southwest portion of the lot. The field is fenced in and is covered by natural turfgrass. Adjacent to the field is an existing single-family residence in the southeast portion of the parcel that faces Siddall Avenue. A fenced-in driveway is located off the attached 2 car garage. There are several accessory buildings on-site. A shed measuring 20 feet by 10 feet, 40 feet north of the single-family residence and another shed measuring 12 feet by 12 feet, 28 feet north of the prior shed along the east property line, 10 feet south and 5 feet west of the northeast corner of the lot lies an accessory structure measuring 20 feet by 16 feet. A horse stable, measuring 20 feet by 86 feet is 10 feet from the north property line and 32 feet from the west property line. On the southwest corner of the pens and directly adjacent to the field is another accessory structure measuring 20 feet by 20 feet.

Landscaping

No changes are planned to the existing landscaping.

Elevations

The photos depict a white 3 level split-rail fence surrounding the field with white wire fencing along the bottom 2 horizontal rails.

Applicant’s Justification

The applicant states that they would like to be able to use their field area for dog handling and training in small groups. The dogs are a mix of personal pets and sport dogs. They would like to have 5 to 6 people, and their dogs, on-site on Tuesday, Wednesday, and Thursday nights from 5:30 p.m. to 9:00 p.m. and occasionally on weekends where attendance may be up to 10 people with their dogs. At any given time only 1 dog will be unleashed on the field at a time. The remaining dogs will be under the control of their owners. Dogs that are deemed to be too loud will have a bark collar to keep them from barking. The applicant states they have up to 12 parking spaces available in their driveway with an additional 3 available upon completion of a detached garage approved under permit number BD23-17971.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified to R-E (RNP-I) zoning	Approved by BCC	October 2005
WS-1242-02	Waivers for non-standard decorative fence, accessory structure visible from right-of-way, decreased roof pitch, raised metal roof	Approved by PC	October 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Clark County Public Response Office (CCPRO)

CE22-22337 is for building without a permit. The existing horse stables were enclosed for dog kennels.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff is concerned with the scope of the request. Having 10 customers and their dogs on-site is not compatible with a residential neighborhood and is more appropriate in commercial and industrial districts. The noise and traffic associated with up to 10 customers and their dogs at the same time will be a detriment to the area. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 1 year to review;
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- 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 the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTESTS: 14 cards, 5 letters

PLANNING COMMISSION ACTION: August 6, 2024 – HELD – To 09/03/24 – per the applicant.

APPLICANT: STEVEN RICHARDS

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131