

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:

HOLDOVER AMENDED USE PERMITS for the following: **1)** stables (no longer needed); and **2)** increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

177-19-501-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4385 W. Pebble Road
- Site Acreage: 0.81
- Project Type: Livestock Large
- Building Height (feet): 25 (existing single-family residence)/22 (proposed accessory living quarter)/22 (proposed wellhouse)/18 (proposed stables)
- Square Feet: 5,510 (existing single-family residence)/3,177 (proposed accessory living quarter)/1,116 (proposed wellhouse)/1,080 (proposed stables)

Site Plan & Request

The plan depicts an existing 2 story single-family residence centrally located on the subject property. Access to the residence is provided via 2 existing driveways, the first from Pebble Road to the north and the second from Arville Street to the west. A proposed accessory living quarter, along with stables and a pasture area, is in the rear yard, southwest of the main residence. The pasture will be designated for 5 large livestock. South of the pasture is a covered stable structure containing 5 stalls, which is directly connected to the accessory living quarter to the west and its set back 5 feet from the rear and 10 feet from the street side. North of the accessory living quarter is a proposed wellhouse storage structure that is set back 10 feet from the street side. The applicant is requesting a use permit to exceed the number of horses from 4 to 5. Per the applicant, the site will only accommodate horses that they personally own. No boarding, rental, or horse-riding lessons will be offered to the public.

Landscaping

The landscape plan depicts 6 new Thornless Hybrid Mesquite trees located on the north and west side of the property. In addition, 3 shrubs are planted every 30 linear feet. The landscaping is in compliance with Section 30.04.01.

Elevations

The plan depicts an existing 2 story residence that will be remodeled with black metal roof panels and white metal wall panels. The plan depicts a proposed accessory living quarter measuring 22 feet in height, wellhouse storage measuring 22 feet in height, and stables measuring 18 feet in height. All proposed structures will match the architectural style of the primary residence, with black metal roof panels and white metal wall panels.

Floor Plans

The proposed plans include improvements to an existing single-family residence, featuring a wrap-around front porch measuring approximately 1,440 square feet. A proposed 2 story accessory living quarter totaling 3,178 square feet, with the first floor serving as a garage and the second floor with a third bedroom, kitchen, 3 bathrooms, and a laundry room. A 2 story wellhouse storage structure is also proposed, measuring 1,116 square feet and a balcony on the second floor. The plan also depicts a covered structure with 5 stables each with an area of 206 square feet and 5 uncovered stalls with an area of 278 square feet each.

Applicant's Justification

The applicant is requesting a use permit to increase livestock large (Horse) to 5 horses. The applicant has indicated compliance with Title 30, Chapter 30.03.04 requirements, including adequate stall dimensions, covered shelter, fenced pasture, and overall site suitability. The proposed pasture area exceeds the minimum requirement of 6,000 square feet, providing 6,013 square feet. The applicant also indicated that livestock use is consistent with residential primary use.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped

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

Related Applications

Application Number	Request
VS-25-0811	A vacation and abandonment of patent easements is a related item on this agenda.
UC-25-0810	A permit, waiver of development standards, and a design review for a proposed stable is a related item on this agenda.

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 Permits

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.

Use Permit #1

No longer needed.

Use Permit #2

Staff understands the surrounding area is characterized by large-lot residential uses, where agricultural activities such as the keeping of large livestock (horses) in conjunction with single-family residences are common, particularly on half-acre lots. The subject parcel is consistent with this pattern and provides adequate space and facilities for the proposed livestock. Therefore, staff recommends approval.

Department of Aviation

The property lies within the AE-60 (60-65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; 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.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (5 large animals only).

APPROVALS: 5 cards

PROTESTS: 1 card

COUNTY COMMISSION ACTION: February 4, 2026 – HELD – To 02/18/26 – per the Board of County Commissioners.

APPLICANT: BRANDON NOBLES

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