

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0530-DREAM BIG FAMILY TRUST & REHM SCOTT KENJI & JEANALIN JULIA VILLANUEVA TRS:

AMENDED USE PERMITS for the following: **1)** home occupation; **2)** residential stable (no longer needed); **3)** small livestock; and **4)** household pets.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Westwind Road and south of Charleston Boulevard within the Spring Valley Planning Area. AB/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-01-103-007

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side interior setback along the north property line for existing accessory structures (sheds) to 2 feet where a minimum of 5 feet is required per Section 30.02.04 (a 60% reduction).
 - b. Reduce the rear setback along the east property line for an existing accessory structure (shed) to 2 feet where a minimum of 5 feet is required per Section 30.02.04 (a 60% reduction).
 - c. Eliminate the rear setback along the east property line for an existing accessory structure (chicken run) where a minimum setback of 5 feet is required per Section 30.02.04 (a 100% reduction).
 - d. Eliminate the side interior setback along the south property line for an existing accessory structure (tortoise shade structure) where a minimum setback of 5 feet is required per Section 30.02.04 (a 100% reduction).
2. Reduce the building separation between existing accessory structures (sheds) to 2 feet where a minimum separation of 6 feet is required per Section 30.02.04 (a 66.7% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1290 Westwind Road

- Site Acreage: 0.48
- Project Type: Home occupation
- Number of Stories: 1
- Square Feet: 3,257 (single-family residence)

History

The applicant previously requested use permits for a home occupation, stable, livestock (small and large), and household pets in conjunction with a waiver of development standards to reduce setbacks via UC-24-0536. The use permits and waiver of development standards were subsequently denied by the Board of County Commissioners in November 2024, with the exception of the use permit to increase the number of household pets (dogs). The applicant is now reapplying for the same use permits in conjunction with waivers of development standards to reduce setbacks and building separation, which are explained in further detail below.

Site Plan & Request

The applicant is requesting to increase the maximum number of small livestock (chickens) from 20 to 30. Furthermore, the applicant desires to increase the maximum number of household pets (dogs) from 3 to 8. The use permit request for the home occupation is necessary to allow customers to the residence to purchase eggs and engage in animal therapy with up to 2 cows. The applicant will have a maximum of 3 roosters, over 3 months old, which is allowed per Title 30 and does not require a use permit.

The plans depict an existing single-family residence centrally located on the subject property. Access to the residence is granted via an existing circular driveway adjacent to Westwind Road. An existing pasture, grazing, and exercise area, measuring 1,100 square feet, is located within the front yard of the property, immediately to the southwest of the residence. This pasture area will be utilized for the large livestock boarded on the premises. To the east of the pasture area is a tortoise enclosure, measuring 290 square feet in area, located along the south property line. The enclosed area and shade structure requires a waiver to eliminate the side interior setback. Immediately to the east of the tortoise enclosure is an exercise and turnout area for up to 2 cows, measuring 1,392 feet in area, with the fenced area extending to the north and south property lines, adjacent to existing block walls. To the north of the turnout area is an existing chicken run and chicken coop. The chicken coop is set back 9 feet from the rear property line. The chicken run measures 576 square feet in area and requires a waiver of development standards to eliminate the rear setback along the east property line. Two existing sheds, measuring 48 square feet each, are located at the northeast corner of the property, and require a waiver of development standards to reduce the side interior setback to 2 feet, in addition to reducing the building separation between the structures to 3 feet. The northernmost shed requires a waiver of development standards to reduce the rear yard setback to 2 feet.

Landscaping

All site landscaping exists and no landscaping is proposed or required with this application.

Elevations

The photographs depict an existing single-story residence with a pitched concrete tile roof and white stucco exterior. The photographs show an existing chicken run with mesh fencing,

measuring 12 feet in height, in addition to 2 existing sheds. The chicken coop consists of 2 levels and measures 12 feet in height. The sheds are constructed with a pitched, asphalt shingle roof and metal exterior painted gray. The tortoise barrier measures 22 inches in height.

Applicant's Justification

The applicant's mission is to help the community understand how to utilize the land they own. The applicant currently sells, barter, and donates eggs to the community, and have several dogs that are therapy trained. The home occupation consists of the applicant operating an egg stand, in addition to offering free animal therapy in the form of "cow cuddles" to disabled veterans. The applicant would like to have no more than 6 visitors at a single time for the "cow cuddles" experience, with no more than 24 guest per day for a maximum of 4, one hour sessions. The spring and fall hours for the animal therapy sessions will be from 9:00 a.m. to 6:00 p.m. with the winter hours being from 9:00 a.m. to 4:00 p.m. The animal therapy will operate Sunday through Saturday and possibly up to 4 days per week. Animal therapy sessions will not be offered during the summer months. The applicant seeks to increase the number of permissible small livestock up to 30 chickens. The increase in the number of chickens will allow the applicant the ability to meet the demand for fresh eggs and contribute to a more robust local food supply. The chickens will be maintained in a clean and safe environment and proper waste management and noise control measures will be implemented to address any potential concerns from the neighbors. The applicant will have up to 8 dogs at one time, and most of the dogs are therapy trained with the American Therapy Alliance of Dogs. The applicant offers a free dog sitting service to the community. The dogs are properly cared for and have their own gated yard. The sheds were existing at the time the applicant purchased the residence. Four letters of support were submitted with the application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0536	Use permits for home occupation, stable, livestock (small and large), and household pets with a waiver of development standards to reduce setbacks in conjunction with an existing single-family residence - all use permits were denied except for the request to increase the number of household pets (dogs)	Approved by BCC	November 2024

Surrounding Land Use

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

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.

The surrounding area is characterized by large lot residential uses that are located within the City of Las Vegas and unincorporated Clark County. Agricultural uses, such as the keeping of small livestock (chickens) in conjunction with single-family residences, is common with half-acre residential lots. Staff finds the proposed requests associated with the customers coming to the site for the home occupation, egg stand and animal therapy, in addition to the residential stable and the increase to the number of chickens should have minimal impact on the surrounding land uses and properties. Therefore, staff recommends approval of these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1a, #1b, & #2

The intent of establishing building setbacks and separation is to prevent the massing of buildings, provide an adequate buffer between structures, and maintain a uniform development pattern. Staff typically does not support requests to reduce setbacks and building separation for accessory structures. However, the applicant was able to secure letters of support from surrounding property owners. Staff finds the existing shed setbacks from the side interior and rear property lines and reduced building separations should therefore not have a detrimental impact on the surrounding properties. For these reasons, staff recommends approval of this request.

Waiver of Development Standards #1c & #1d

Staff typically does not support requests to eliminate side interior and rear yard setbacks. The applicant has secured a letter of support from the property owner to the south, who does not object to the proposed requests. The chicken run is located along the rear property line, adjacent to an existing block wall measuring 6 feet, 5 inches in height. Furthermore, the chicken run is adjacent to an existing undeveloped property that is being utilized for unpermitted outdoor storage. Eliminating the side interior and rear setbacks should have minimal impact on the adjacent properties; therefore, staff can support this request.

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**

- Expunge UC-24-0536.
- 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; the applicant may be required to obtain any permits for the increase in household pets from Clark County Animal Protection Services; changes to the approved project will require a new land use application; a 120 square foot minimum area stall is required per each large livestock, with 90 square feet protected from the elements; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DREAM BIG WESTWIND, LLC DBA THE MINI FARM HOMESTEAD

CONTACT: DREAM BIG WESTWIND, LLC DBA THE MINI FARM HOMESTEAD, 1290 WESTWIND ROAD, LAS VEGAS, NV 89146