

08/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**AR-24-400068 (UC-23-0316) -SMITH KIMBERLY:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** allow clients to a home occupation (equine therapy) where not permitted; **2)** allow non-family members as employees in conjunction with a home occupation; and **3)** allow a home occupation to be conducted outside where not permitted in conjunction with an existing single-family residence on 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/tpd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

125-14-303-010

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7530 Sisk Road
- Site Acreage: 0.63
- Project Type: Home occupation (equine therapy)
- Number of Stories: 1
- Square Feet: 2,109 (single-family residence)

**Site Plans**

The approved plans depict an existing single-family residence centrally located on a 0.63 acre site. The single-family residence has the following setbacks: 71 feet from the north property line; 28.5 feet from the west property line; 17.5 feet from the east property line; and 31.5 feet from the south property line. Access to the site is granted via a paved access easement located adjacent to the southwest corner of the site that connects to Sisk Road. An open corral area, measuring 9,966 square feet, is located within the rear yard of the property, immediately north of the residence. Existing accessory agricultural buildings (shade structures) are located at the northwest corner of the property for the 3 horses kept on site for equine therapy.

### Landscaping

Existing mature trees are located immediately to the northeast and southwest of the residence. No additional landscaping was required or provided with the original request.

### Elevations

The approved plans depict an existing 1 story single-family residence with a pitched concrete tile roof. The house consists of a stucco exterior and is painted with neutral, earth tone colors.

### Floor Plans

The approved plans depict a single-family residence measuring 2,109 square feet that features multiple bedrooms, bathrooms, living room, kitchen, closets, and a 3 car garage.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0316:

#### Comprehensive Planning

- 6 month administrative review through the Commissioner's office with a copy to Comprehensive Planning;
- 1 year to review as a public hearing;
- Limit hours to 8:30 a.m. to 3:00 p.m.;
- Maximum 5 patients per day;
- Limited to a maximum of 3 horses;
- Vehicles not registered to the residence are limited to a maximum of 3 at any one time;
- Parking of vehicles for employees and patients is limited to on-site only and only on areas with asphalt pavement.
- Applicant is advised 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; and that 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.

#### Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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.

### Applicant's Justification

The applicant states that they are using their primary residence to operate a business for horse therapy. This entails providing 1 on 1 appointments with clients in need of help who are not responding well to the traditional talk forms of therapy. The request was previously approved (UC-23-0316) and now the applicant is coming back for the required review. There are 3 employees in total; an equine specialist, a therapist in training, and the property owner. No additional horses were purchased. To ensure compliance with the conditions regarding hours of operation and maximum number of daily patients, the scheduling platform allows the applicant

to block certain time slots and limit the scheduling. Patients and staff are required to park on-site. Additionally, Republic Services empties the dumpster weekly so that the surrounding parcels are not affected.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0316	Allowed a home occupation with non-family members as employees and conducted outside where not permitted	Approved by BCC	September 2023
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road - recorded	Approved by PC	March 2011
ZC-0296-01	Reclassified multiple parcels, including the subject property, from R-E to a R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**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**

A review was required per UC-23-0316. The applicant has demonstrated compliance with the previous conditions of approval and is not impacting the surrounding neighborhood, community, or streets.

Staff finds that the applicant has worked to meet all conditions of the previous approval (UC-23-0316). An administrative review was successfully completed with the commissioner’s office within 6 months of approval. Additionally, it appears that there have been no complaints filed with the Clark County Public Response office since the original approval. It is for these reasons that staff can support the 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**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Lone Mountain - approval (limit hours to 7:00 a.m. to 8:00 p.m.).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KIM SMITH

**CONTACT:** KIM SMITH, 7530 SISK ROAD, LAS VEGAS, NV 89131