

HOME OCCUPATION  
(TITLE 30)

**UPDATE**  
FARM RD/SISK RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0316-SMITH, KIMBERLY:**

**APPEAL USE PERMITS** 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 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 460 feet south of Farm Road, 170 feet east of Sisk Road within Lone Mountain. MK/md/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: 0.7
- Project Type: Home occupation (equine therapy)
- Number of Stories: 1
- Square Feet: 2,109 (single family residence)

**Request**

The applicant is a mental health professional who is seeking to allow clients to a home occupation (equine therapy), in addition to allowing non-family members as employees in conjunction with the home occupation. A third use permit is required to allow the home occupation to be conducted outdoors as the applicant's clients will interact with the 3 existing horses on the subject property.

**Site Plans**

The plans depict an existing single family residence centrally located on a 0.7 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 is required or provided with this request.

#### Elevations

The 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 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.

#### Applicant's Justification

The applicant states this request is to provide equine facilitated therapy services to the public. The services are based out of the passion for horses and the healing properties that a physical relationship with horses can bring. Many patients deal with various anxieties, depressions, and other physical or emotional ailments and these services can often be a large part to helping them in dealing with these conditions. Equine facilitated sessions do not involve talking like traditional therapy, instead clients will engage in activities with the horses to learn to regulate their moods, to heal from trauma, and to make healthier decisions. Three horses reside on the subject property and are a critical requirement for equine therapy services. Currently there is an underserved population that need these services. Given that a horse is required, these types of services cannot be located in a traditional commercial location. The nature of this business is having clients on a one on one basis with the horse. Based on this exclusive therapy model, there is very little traffic unlike that of a typical and customary commercial venture. On occasion, there may be a group therapy session that may be up to 5 individuals who are brought to session in a van by the agency which they are receiving other services from. Clients complete an intake session at an off-site location and, during the intake session, they are advised of the format of equine facilitated sessions as well as the logistics of where to park and to wait for their session to begin. Clients will park in front of the house which has a gravel covering. There is a concrete driveway that will be available for clients to use. As this therapy is completed outside, the applicant will have winter and summer hours. The winter hours will be 9:00 a.m. to 3:00 p.m. and the summer hours will be 8:00 a.m. to 7:00 p.m. Therapy will be provided by the applicant and 2 other employees. One is an Equine Specialist which is a person that is responsible for assuring that the 3 existing horses are acting in a safe manner and that the horses are being treated well. The other is a therapist in training.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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 R-E (RNP-I) zoning	Approved by BCC	September 2001

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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 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.

The Lone Mountain area is characterized by large lot residential uses with a number of properties having horses and other agricultural uses. Agricultural uses, such as the keeping of large livestock (horses) in conjunction with single family residences, is common within Lone Mountain. The subject property measures greater than a half-acre and features a corral area that is sufficient for the 3 horses kept on-site. Staff finds the proposed requests associated with the home occupation and equine therapy, should have minimal impact on the surrounding land uses and properties. Therefore, staff recommends approval with a condition to review the use permits within 1 year as a public hearing.

**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.

## **STAFF CONDITIONS:**

### **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.

### **PLANNING COMMISSION ACTION:** August 1, 2023 – APPROVED – Vote: Unanimous **Comprehensive Planning**

- 1 year to review as a public hearing;
- Limit winter hours from 9:00 a.m. to 3:00 p.m. and summer hours from 8:00 a.m. to 7:00 p.m.;
- A maximum of 10 patients on-site at any one time.
- 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.

### **Public Works - Development Review**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Lone Mountain - approval (1 year review).

### **APPROVALS:**

**PROTESTS:** 3 cards, 1 letter

**APPEAL:** This item has been appealed by an interested party and a neighbor who do not agree with the Planning Commission action.

**APPLICANT:** KIM SMITH

**CONTACT:** KIMBERLY SMITH, 1604 S. COMMERCE STREET, SUITE B, LAS VEGAS, NV 89102