

RESIDENTIAL BOARDING STABLE  
/HORSE RIDING  
(TITLE 30)

COTE RD/BLUE DIAMOND RD  
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** horse riding/rental stable; **2)** reduce lot area for a horse riding/rental stable; **3)** allow an accessory agricultural building in the front yard; and **4)** waive the required trees along all side and rear property lines.

**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.

**DESIGN REVIEW** for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

175-15-701-014 ptn

**USE PERMITS:**

1. Allow a horse riding/rental stable.
2. Reduce the lot area for a horse riding/rental stable to approximately 101,059 square feet where a minimum of 400,000 square feet is required per Table 30.44-1 (a 75% reduction).
3. Allow an accessory agricultural building (riding arena) within the front yard where required in the side or rear yards per Table 30.44-1.
4. Waive the requirement for 1 tree per 50 linear feet along all side and rear property lines per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase accessory structure height (riding arena) to 29 feet where 25 feet is permitted per Table 30.40-1 (a 16% increase).

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 8521 Cote Road
- Site Acreage: 2.3 (portion)
- Project Type: Residential boarding and horse riding/rental stable
- Number of Stories: 1
- Building Height (feet): Up to 29
- Pasture Area Required/Provided: 30,000/40,000
- Parking Required/Provided: 8/10

#### Site Plan

The previously approved plan depicts a residential boarding and horse riding/rental stable on a 2.3 acre parcel with access from Cote Road to the east. A residence is located near the southeastern portion of the site facing Cote Road. The site will accommodate up to 24 horses in 2 barns located along the northern portion of the site. Also shown on the previously approved plans is a large covered arena located near the northeast corner of the site, set back 40 feet from Cote Road and 25 feet from the north property line. A pasture/turnout area is located directly south of 1 of the barns in the rear portion of the site. All existing accessory structures meet setback and separation requirements other than the height of the arena which is shown at 29 feet. The entire boarding facility will be enclosed with a 6 foot high agricultural fence.

#### Landscaping

No additional landscaping is proposed with this request.

#### Elevations

The previously approved plans depict agricultural buildings reminiscent of a western rustic theme with rough wood paneling and decorative standing seam metal roof. The barns are 15 feet in height, while the covered arena is 29 feet in height.

#### Floor Plan

The previously approved floor plan depicts two, 3,000 square foot barns that will have 12 stalls each. The size of the stalls are 144 square feet which is greater than the 120 square feet required by Code. The arena will be 12,480 square feet and will be used for riding and training.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0913:

#### Current Planning

- 2 years to commence and review to ensure additional mitigation is not required for the facility;
- Horse riding/rental stable for participants in the therapeutic non-profit treatment only;
- No monetary exchange or rental of horses;
- No more than 3 people at a time in conjunction with horse riding/rental stable;
- Planting 5 large trees generally dispersed on the north side of the facility and 2 trees on the south side.

- Applicant is advised that 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

- Execute a Restrictive Covenant Agreement (deed restrictions), unless already executed;
- Drainage study and compliance;
- Provide paved legal access.

#### Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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 there are no public sanitary sewer facilities available in this area; that another developer has expressed interest in extending the public sewer to this area; and to contact CCWRD for further information.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates an extension of time is needed as there have been modifications to the services that will be provided. There has been a change in demand among the equestrian community and an updated use permit will be submitted. The applicant would like to keep this application active in the meantime.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-19-400164 (NZN-0664-16)	Extension of time to reclassify the site and the surrounding area to R-E zoning for a proposed single family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	February 2020
WS-19-0215	Waiver for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single family residence	Approved by BCC	May 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-19-0176	Vacated and abandoned easements located between Blue Diamond Road and Ford Avenue	Approved by PC	May 2019
UC-18-0913	Residential boarding and horse riding/rental stables in conjunction with a single family residence	Approved by BCC	May 2019
NZC-0664-16	Reclassified this site and the surrounding area to R-E zoning for a proposed single family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	December 2016
VS-0666-16	Vacated and abandoned easements on the property	Approved by BCC	December 2016
VS-2013-98	Vacated and abandoned Wigwam Avenue	Approved by BCC	February 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Open Land & Open Space/Grazing Residential (up to 1 du/10 ac)	H-2	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
East	Residential Rural (up to 0.5 du/ac)	R-E	Single family residential
West	Open Land & Open Space/Grazing Residential (up to 1 du/10 ac)	R-U	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has been making progress and is reworking the services that the ranch will provide to better meet the community demands. Staff can support the extension of time; however, staff recommends a condition that requires a review in 2 years 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- 2 years to commence and review as a public hearing.
- 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**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CHRIS ARMSTRONG

**CONTACT:** RICK REXIUS, RICK AND ROCHELLE REXIUS, 8521 COTE RD., LAS VEGAS, NV 89161