USE PERMITS

for the following: 1) permit a home occupation (dog trainer) to be conducted outside; and 2) allow more than one student at a time for a home occupation in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Torino Avenue, 250 feet west of Dean Martin Drive within Enterprise. SB/al/ia (For possible action)

RELATED INFORMATION:

APN:
177-17-407-003

USE PERMITS:

1. Permit a home occupation (dog trainer) to be conducted outside where home occupations are required to be conducted inside per Table 30.44-1.
2. Permit up to 6 students at a time where a home occupation is allowed to have 1 student at a time per Table 30.44-1 (a 500% increase).

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3295 W. Torino Avenue
- Site Acreage: 0.7
- Project Type: Home occupation
- Number of Stories: 1
- Square Feet: 3,051

Request
The request is to establish a training facility for dogs. The facility is for dog agility training, which is having a dog handler direct their unleashed dog through a numbered obstacle course. The dogs are being trained for competition, which will be at other locations, where the dogs are judged by both how quickly and accurately they complete the obstacle course. The request is to
allow up to six students at a time with training sessions lasting between 30 and 60 minutes. Depending on the time of the year the classes will be on weekdays between 9:00 a.m. and 9:00 p.m. Most of the classes will be on weeknights between 6:00 p.m. and 9:00 p.m. Most competitions are held on weekends so there would be few classes held on weekends.

**Site Plans**
The plans depict an existing single family residence with access from Torino Avenue. The property has an area of 0.7 acres with the residence located on the northern portion of the property. The training area is located in the rear yard of the property and will occupy a 6,346 square foot area. The obstacles will be set up throughout the training area; however, all obstacles will be set back a minimum of 5 feet from the side and rear property lines and a minimum of 80 feet from the adjacent residences. The plans indicate the students will park in the existing 2,200 square foot driveway for the residence, or in the street in front of the residence.

**Landscaping**
Existing landscaping consisting of trees, shrubs, and groundcover are located within the front and rear yards of the property. No landscaping changes are proposed with this request.

**Elevations**
The existing residence is 1 story with a pitched roof with concrete tile roofing material. The exterior of the residence has a stucco finish painted in earth tone colors. No changes are proposed to the exterior of the residence with this request.

**Floor Plans**
The existing single family residence has an area of 3,051 square feet with 4 bedrooms. No changes are proposed to the interior of the residence with this request.

**Applicant’s Justification**
The applicant indicates that she has been training her own dogs for 12 years and has helped other dog owners on a limited basis. There has recently been increased interest by other dog owners for help in training their dogs and to use the applicant’s equipment. Approval of this request will allow the facility to operate as a regulated business, which is better for the community and applicant, rather than having people drop in on a casual basis. There will be no boarding of dogs in conjunction with this facility.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-1026-05</td>
<td>Established an RNP-I Overlay District for portions of the Enterprise Planning Area which included this parcel</td>
<td>Approved by BCC</td>
<td>October 2005</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>North South East &amp; West</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Preservation (up to 2 du/ac)</td>
<td>Neighborhood</td>
<td>R-E (RNP-I)</td>
<td>Single family residences &amp; undeveloped parcels</td>
</tr>
</tbody>
</table>
STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current 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 Comprehensive 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 request is for a dog training facility. This is for agility training, so the dogs that will be at this facility have already been trained for obedience and are better behaved than average dogs. The site is located in a rural area with large lots and the area where the training is conducted will be a minimum of 80 feet from adjacent residences. Given the limited development in this area, staff can support this request and finds the use is appropriate for the area. However, staff recommends a time limit for review to monitor the facility to make sure there are no negative impacts to the neighbors.

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 complete and review as a public hearing;
- Maximum of 6 students at a time.
- 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
- No comment.

Building Department - Fire Prevention
- No comment.
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC: Enterprise - approval (1 year for review and maximum of 4 students at a time).
APPROVALS:
PROTESTS:

APPLICANT: CHERYL ALFRED
CONTACT: CHERYL ALFRED, 3295 W. TORINO AVE, LAS VEGAS, NV 89139