PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0221-13 – JUREWICZ, STANLEY M.:

USE PERMIT to increase the number of large agricultural animals (horses) in conjunction with an existing single family dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Haven Street, 270 feet north of Pebble Road within Enterprise. SS/al/ml (For possible action)

RELATED INFORMATION:

APN:
177-16-405-006

USE PERMIT:
Increase the number of large agricultural animals (horses) in conjunction with a single family residence to 12 where 4 are permitted (a 200% increase).

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

BACKGROUND:
Project Description

General Summary
- Site Acreage: 1.1
- Project Type: Increase number of horses
- Number of Stories: 1
- Building Height: 13 feet (maximum)
- Square Feet: 14,457 total for horses/1,688 for buildings

Site Plan
An existing single family residence is located on the west half of the parcel, set back 160 feet from Haven Street, and 22 feet from the south property line. An existing 7,200 square foot corral is located on the east half of the property, set back 5 feet from Haven Street. Access to this site is provided by driveways located on the north and south sides of this corral. The plan depicts 12 stalls located on the northwest corner of the site. The stalls are set back approximately 180 feet from Haven Street. There are paddock areas for the horses, 2 are south of the stalls and 1 is east of the stalls. An existing tack room is located northeast of the residence, and an existing storage shed and shade structure are located north of the house. Manure is collected daily and placed in sealed plastic trash containers at the rear of the property by the stalls.
Landscaping
Additional landscaping is not proposed or required with the request. Existing trees are located adjacent to the single family residence.

Elevations
The house is 1 story with a maximum height of 13 feet and has a pitched roof with concrete tiles for roofing material. The exterior of the home is red brick. The stalls are 9 feet in height and constructed of 2 inch metal pipe with a metal roof supported by 4 posts. The corral and paddocks will be rail fencing. The perimeter of the site is surrounded by a combination of existing block walls, chain link and wood fencing. The tack room is a 10 foot high wood frame construction painted red. This building has a pitched roof with concrete tiles for roofing material.

Floor Plans
The stalls will have an area of 400 square feet each. The shed is 120 square feet and the tack room is 308 square feet. The house is 1,260 square feet with 1 bedroom.

Applicant’s Justification
The applicant states that the horses belong to the property owner and other family members. Members of the family have health issues and taking care of the horses is very therapeutic. The horses are well taken care of by the family. The horse stalls are larger than required by code. Manure is collected and put in sealed trash containers daily and these containers are emptied every 3 days.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
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<tr>
<td>UC-0250-05</td>
<td>First extension of time for a horse riding/rental stable with 20 horses</td>
<td>Approved by PC</td>
<td>June 2006</td>
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<tr>
<td>UC-0250-05</td>
<td>stable with 20 horses approved until April 7, 2008 - expired</td>
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<tr>
<td>UC-1311-06</td>
<td>Exotic animals being a leopard, a lynx, and a cerval - expired</td>
<td>Approved by PC</td>
<td>November 2006</td>
</tr>
<tr>
<td>UC-0250-05</td>
<td>Reclassified 3,800 parcels in the Enterprise Planning Area from R-E to R-E</td>
<td>Approved by BCC</td>
<td>October 2005</td>
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<tr>
<td>UC-0250-05</td>
<td>A horse riding/rental stable with 20 horses approved for 1 year</td>
<td>Approved by PC</td>
<td>April 2005</td>
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Surrounding Land Use

<table>
<thead>
<tr>
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<th>Planned Land Use Category</th>
<th>Zoning District</th>
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<tr>
<td>North</td>
<td>Rural Neighborhood Preservation</td>
<td>R-E (RNP-I)</td>
<td>Single family residence</td>
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<tr>
<td>South</td>
<td>Office Professional</td>
<td>R-E</td>
<td>Single family residence and undeveloped parcel</td>
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<tr>
<td>East</td>
<td>Rural Neighborhood Preservation</td>
<td>R-E (RNP-I)</td>
<td>Single family residences</td>
</tr>
<tr>
<td>West</td>
<td>Office Professional</td>
<td>H-1</td>
<td>Single family residences</td>
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Clark County Public Response Office (CCPRO)
The latest property owner purchased the property in February 2011. Since then there have been 6 complaints filed on the property with CCPRO, of which 5 cases were closed after the site was
inspected and there were no violations. The most recent case is ZV-1567-13 for too many horses and a commercial business operating on site. The property was inspected and there was no evidence of a commercial business on site. The property owner was given a Notice of Violation for having 9 horses where 4 are allowed.

**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 Plan. One of several criteria the applicant must establish is 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. This request is only to increase the number of horses on site, all requirements (open space, manure control, etc.) for horses are being met. Code allows for 1 horse per 10,000 square feet of lot area and if the parcel had an additional 316 square feet of lot area 5 horses would be allowed on site. The complaint on file with CCPRO is only for the number of horses. There are no comments about odors, flies, or other problems typically found in conjunction with properties that have complaints for too many horses. This site was used in the past as a horse riding and rental stable with 20 horses and there were no complaints filed against this facility. Since the site was approved in the past for 20 horses, staff does not object to this request with a time limit for review.

**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 Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- 2 year to commence and review;
- Maximum of 12 horses.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Public Works – Development Review**
- No comment.

**Clark County Water Reclamation District (CCWRD)**
- No comment.

**TAB/CAC:**
**APPROVALS:**
**PROTESTS:**
APPLICANT:  Stanley Jurewicz
CONTACT:    Stanley Jurewicz, 8845 Haven Street, Las Vegas, NV 89123