



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

August 13, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JIM GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for July 30, 2026. (For possible action)
- IV. Approval of the Agenda for August 13, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

09/01/26 PC

- 1. **UC-26-0425-MENDOZA CHRISTIAN & DE SANTIAGO GENESIS SHEILA LAINEZ:**
USE PERMIT for small livestock (chickens and roosters).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in a RS5.2 (Residential Single-family 5.2) Zone. Generally located north of Maple Tree Avenue and east of Pinetree Street within Whitney. JG/ji/kh (For possible action)

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.
- IX. Next Meeting Date: August 27, 2026, unless otherwise posted.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

July 30, 2026

MINUTES

Board Members: Anita Toso– Chair – **PRESENT** Amy Beaulieu – **PRESENT**
Greg Konkin – Vice Chair – **PRESENT** Christopher Fobes – **PRESENT**
Geraldine Ramirez – **PRESENT**

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Judith Rodriguez; Planning

The meeting was called to order at 6:00 p.m. by Konkin.

- II. Public Comment
None

- III. Approval of June 11, 2026 Minutes
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous

- IV. Approval of the Agenda for July 30, 2026
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 5-0 Unanimous

- V. Informational Items
N/A

- VI. Planning & Zoning:

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

08/18/26 PC

1. **UC-26-0375-BOULDER BOONS, LLC:**

USE PERMIT to allow outdoor storage and display.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for modifications to an existing site to accommodate a proposed outdoor storage and display facility on 1.34 acre portion of 5.96 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Tropicana Avenue within Whitney. JG/dd/cv (For possible action)

Motion to Approve

MOVED BY: Ramirez

APPROVED

VOTE: 4-1 Beaulieu against

VII. General Business
None

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be August 13, 2026 unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:17 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0425-MENDOZA CHRISTIAN & DE SANTIAGO GENESIS SHEILA LAINEZ:

USE PERMIT for small livestock (chickens and roosters).

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in a RS5.2 (Residential Single-family 5.2) Zone.

Generally located north of Maple Tree Avenue and east of Pinetree Street within Whitney.
JG/ji/kh (For possible action)

RELATED INFORMATION:

APN:

161-28-216-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback along the south property line for an existing agricultural accessory structure (chicken coop) to 2 feet where 5 feet is required per Section 30.02.06B (a 60% reduction).
- b. Reduce the rear setback along the east property line for an existing agricultural accessory structure (chicken coop) to 3 feet where 5 feet is required per Section 30.02.06B RS5.2 (a 40% reduction).
- c. Reduce the interior side setback along the south property line for a proposed shade structure to 2 feet where 5 feet is required per Section 30.02.06B RS5.2 (a 60% reduction).
- d. Reduce the rear setback along the east property line for a proposed shade structure to 2 where 5 feet is required per Section 30.02.06B (a 60% reduction).

LAND USE PLAN:

WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5250 Pinetree Street
- Site Acreage: 0.14
- Project Type: Single-family residence
- Number of Stories: 1 (existing chicken coop & proposed shade structure)
- Building Height (feet): 10 (existing chicken coop)/ 14 (proposed shade structure)
- Square Feet: 177 (existing chicken coop)

Site Plan

The site plan depicts an existing single-family detached home centrally located on the lot with primary access to Pinetree Street. The detached accessory structures are located near the southeastern corner of the lot.

The applicant is requesting a use permit to allow 17 chickens and 3 roosters (20 small livestock total) on a residential property that is within the Urban Area, where 10 small livestock are permissible per property, not to exceed 5 roosters per breed in the Non-Urban Area. The applicant's lot size is approximately 6,098 square feet, and Title 30 requires a minimum lot size of 10,000 square feet to house small livestock.

The existing chicken coop is set back 2 feet from the east property line, and 2 feet from the south property line. The applicant is proposing to construct an extension (chicken run) to the west side of the chicken coop. The proposed shade structure will cover the entire chicken coop, the chicken run extension, and the shade structure extends west for approximately 12 feet. The existing and proposed structures will not meet the interior side setback of 5 feet.

Elevations

The plans and photographs show an existing chicken coop constructed with plywood and chicken wire. The existing chicken coop is measuring at 9 feet 4 inches in height. The proposed shade structure will be constructed with a fabric tarp on top and measuring at a maximum of 14 feet in height.

Floor Plans

The plan depicts a 177 square foot accessory structure split into two sections consisting of a chicken coop area of 45 square feet and a chicken run area consisting of 131 square feet.

Applicant's Justification

The applicant states that they can provide a clean and safe environment for raising chickens and selling eggs for the immediate community. The applicant obtained 14 letters of consent from nearby neighbors. The applicant states that they were not aware of the restrictions and immediately removed the animals from the property. The applicant is requesting 20 chickens and 3 roosters to be permitted on the property, although being in an urban area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The applicant requests approval to maintain 17 hens and 3 roosters on a 6,098 square foot lot located within the Urban Area. The applicant obtained numerous consent forms from neighboring property owners showing support for the request. Title 30 standards for the RS5.2 (Residential Single-Family 5.2) District specifies that small livestock are permissible only within the Nonurban Area, situated on a minimum lot size of 10,000 square feet, and limited to ten small livestock with no more than 5 roosters per breed. Because the subject property is located within the Urban Area, does not meet the minimum lot size requirement, and exceeds the allowable number of small livestock, the request does not align with the established development code. Therefore, the staff cannot support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a, #1b, #1c, & #1d

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structure, maintain a uniform development pattern, and minimize impacts to neighboring properties. The accessory structure was constructed for the purpose of housing and supporting chickens on the property. However, because staff is recommending denial of the associated use permit for small livestock, the waivers requested for the accessory structures cannot be supported. Therefore, staff cannot support the requested waivers.

Staff Recommendation

Denial.

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

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GENESIS MENDOZA

CONTACT: GENESIS MENDOZA, 5250 PINETREE STREET, LAS VEGAS, NV 89122



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100294

ASSESSOR PARCEL #(s): 161-28-216-031

PROPERTY ADDRESS/ CROSS STREETS: 5250 PINETREE ST., LAS VEGAS, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

We would like the opportunity to have chickens on our property along with a chicken coop and run for them to live safely and run a fresh eggs stand. We are requesting approval for 20 chickens, including 3 roosters. We are also requesting approval for a 10 ft by 5 ft coop with a connected 10 ft by 14 ft run enclosure for them to range in. The egg stand would be run from my front porch where I would handle every interaction for egg sales.

PROPERTY OWNER INFORMATION

NAME: CHRISTIAN MENDOZA & GENESIS LAINEZ DE SANTIAGO

ADDRESS: 5250 PINETREE ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89122

TELEPHONE: N/A

CELL (702) 528-8821

APPLICANT INFORMATION (information must match online application)

NAME: GENESIS MENDOZA

ADDRESS: 5250 PINETREE ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89122

TELEPHONE: N/A

CELL (702) 528-8821

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: GENESIS MENDOZA

ADDRESS: 5250 PINETREE ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89122

TELEPHONE: N/A

CELL (702) 528-8821

ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Genesis Mendoza
Property Owner (Signature)*

GENESIS MENDOZA
Property Owner (Print)
(GENESIS LAINEZ-DE-SANTIAGO)

5/3/2026
Date

5250 Pinetree St.
Justification Letter

Parcel Number: 161-28-216-031

Address: 5250 Pinetree St. Las Vegas, NV 89122

Zone District: RS5.2

Applications we are Requesting:

- Special Use Permit to allow small livestock (20 chickens including 3 roosters) within the urban area in a RS5.2 zone
- Waiver of Development Standards to reduce the interior East and South side setback to 2'-0" where 5'-0" is required

Project Description: New construction on our property would consist of a 5'-0"x10'-0" coop with a connected 14'-0"x10'-0" run enclosure. No utilities just a simple housing structure for the chickens. We would also be building a shade structure to help shade the south side of our backyard from the harsh sun with its highest point not to exceed 15'-0".

Related Code Enforcement Case Number: CE26-00913

Key Points:

- We would love the opportunity to have chickens on our property to run an egg stand to provide fresh eggs to both my family and community.
- Inspired by the loss of a family friend to inherit part of her flock and provide healthy eggs to our family and community.
- Building a comfortable 10'x19' coop and run enclosure for our chickens is essential for their care.
- I am not new to running a home run business and am willing and ready to do all work necessary for the chickens and egg stand to thrive.
- We are requesting 20 chickens including 3 roosters. We believe this would be a healthy happy flock size that can provide a decent volume of eggs for our community within the space we have.
- Roosters are an essential part of a healthy happy flock.
- Safety and cleanliness are a priority for myself, my chickens, and my egg stand.
- My chickens and egg stand will enrich my community.

My name is Genesis Mendoza, my husband Christian and I are requesting approval to have 20 chickens including 3 roosters on our property through a Special Use Permit. We would also like to request a waiver of development standards to build a chicken coop and run enclosure in the most ideal location of our backyard which sits 2'-0" away from our property line. Through these requests we ultimately would like the opportunity to run an Egg Stand to provide fresh eggs to both our family and community.

Our inspiration to bring chickens into our home and start an egg stand came from the loss of a family friend that I saw as an aunt. She passed away this January and she left behind a flock of chickens the family was trying to re-home and without hesitation I felt moved to take in a few to have some piece of her in a way. My misunderstandings were that I had read we were allowed to have 20 chickens including 3 roosters in Clark County and having some of my neighbors have chickens, roosters, and even peacocks that solidified my understanding at the time that chickens were allowed. I also thought sheds or structures under 200 sq ft were allowed with a 2'-0" setback without having to request a permit, so we started building them a home. Shortly after bringing them home, a Public Response was made where we were informed that was not the case. To correct our Code Enforcement Case (Number: CE26-00913) we had to follow the heartbreaking decision to relocate them while we navigate the permit process. My misunderstandings and unawareness of development code requirements does not justify breaking laws I now understand but I simply state this to say none of this started with ill will. Family, love for animals and community are at the heart of our request to start our chicken egg stand.

Through our application process we have been made aware of the Title 30 requirements and are requesting the following. Under Title 30.03.04 #15v. b.) we are required to have a lot size of at least 10,000 sq ft where my lot has 6,098.40 sq ft estimated. Under Title 30.03.04 #15v. c.) it states where if we qualify for small livestock it would be at a maximum of 10, not to exceed 5 roosters where we are requesting 20 chickens including 3 roosters. For these reasons we are requesting a Special Use Permit to allow us to have small livestock chickens in an urban area RS5.2 District. We are also requesting a Waiver of Development Standards because under Title 30.02.06 RS5.2 our interior side setbacks are 5'-0" where we are requesting 2'-0". The 2'-0" setback would allow us to build the coop and shade structure in the best location we have available in our backyard without demolishing our existing landscape. We would greatly appreciate these waivers to be able to best use our space for our family.

A comfortable 10'x19' coop and run enclosure for our chickens is essential for their care. We plan to provide a spacious 5'x10' coop along with a 14'x10' run enclosure. This structure will stay under 200 sq ft but provide ample space for our chickens to live happy healthy lives. With all the wildlife in the surrounding areas we plan to always have the chickens dwelling safely in their enclosure and not free roam so a spacious enclosure is key. We misunderstood the side setback to be 2' for shed structures which was what we believed a coop would fall under. We also need the requested 2' setback as we have an existing large pine tree in the yard that does not allow for that size of a coop to sit at the 5' side setback without bringing the desired sized structure closer to our residence or designed too narrow. We are requesting the 2' setback to allow for enough side access to the coop through the inner side of the yard. We believe 2' setback would also be a better request than a 0' setback to allow for some distance from the property line and allow for surrounding ventilation to the coop. This location is also key for healthy sun shade as the roof will block east to west lighting while allowing healthy ventilation from north to south flows in the yard. This size and

location of the chicken coop and run is the best design we believe is available with our existing yard to provide a healthy safe space for our chickens.

Chicken keeping is as old as time and would be a beneficial part of our community. The first domesticated chickens go back as far as over 3,500 years ago and only in recent years have been limited. Being able to run our egg stand would be bringing a small business into our community that would be unique and bonding. Las Vegas is in need of community and we feel we can provide that through our small egg stand. People love animals, fresh goods, and time socializing with community. I believe our egg stand could provide some of that. With plans to request our permits we set out to talk to our neighbors to address any concerns and share our excitement for plans we would like to start at our home with chickens and an egg stand and the overwhelming support we received was so heartwarming. Many neighbors expressed their excitement to have fresh eggs available in the community. Most expressed their love for chickens and were unaware chickens needed special permits and would not mind at all to have them in the neighborhood. I believe I have the support from my community and would love the opportunity to provide fresh eggs to them. I personally would run every interaction and build those strong friendly bonds with all those seeking fresh eggs for their home willing to support my small business.

I am not new to running a home run business and am willing and ready to do all work necessary for the chickens and egg stand to thrive. My family and I started a different home run venture in 2018 to run my childhood home as a short term rental. We are now in the top 10% of AirBNB rentals for the last couple of years and our neighbors love and respect our business. We always had our home and neighborhood as our priority ensuring everyone felt safe and respected. Our neighbors knew they could always come to us with any concerns and would be met with respect and understanding. We built community and mutual respect for each others space and I truly cherish the bonds we formed there. My goal is to build a similar community in my current residence. I have been a member of my neighborhood since October 2018 and have always been a peaceful, neutral member of our community. I would love to open my home as a safe space where fresh eggs and in the future fresh baked goods under a cottage license can be available to my community. I plan to speak with and keep open dialogue with my neighbors so we all continue to live peacefully and respectfully adjacent to one another. Building community bonds through my small business would be a wonderful next phase for us in our neighborhood.

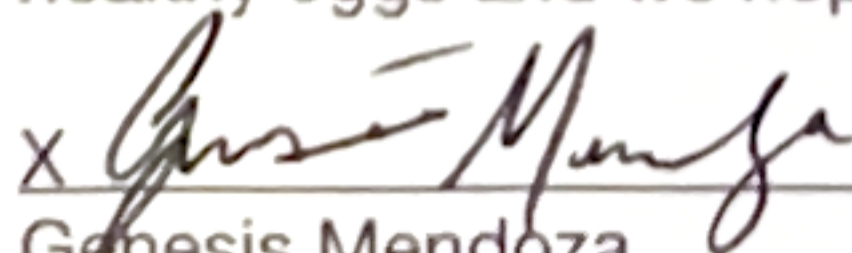
The size of our flock we are requesting is the 20 chickens including 3 roosters we believed was allowed throughout Clark County. We believe this would be a healthy happy flock size and something we could manage top care for. The 17 hens and 3 roosters would be a wonderful dynamic of egg layers with a large enough size to supply a decent amount of product while keeping a healthy social balance for the hens. Roosters are an essential part of our request. Often times roosters are misjudged for being a nuisance animal but we believe they deserve the same respect if not more as the hens get. Roosters take care of the flock far better than humans ever could. They ensure safety, cleanliness, routine and comfort for the flock. Roosters alert the hens when it is time to wake and when it is time to go to bed. Hens without a rooster will often times wander and need to be guided to the run or back to bed. Roosters guide the hens to clean nesting areas to lay their eggs often times preparing the space for them and will guard them as they lay their eggs so other hens do not interrupt. They are the peacekeepers of the flock always stopping any fights amongst the hens as the pecking order at times may get rough. Roosters inspect all food and water provided to the hens and bring treats or healthy finds to them always caring for their hens first. Roosters are on alert from all predators and will protect their flock from any attacks even at the cost of their lives. My property

is not as urban as we may think as we are only 1.8 miles from Wetlands Park where wildlife is abundant and visits from them to our home are often. Wild birds such as roadrunners, quails, ravens, and more are a daily guest in our backyard. Coyotes have also been a common predator known to come to our area. Even the common house cat could become an unknown predator on my property and roosters would protect the flock from any of them. Yes roosters crow, but only as needed to care for their flock and no more than a dog barks. Almost every home in our neighborhood has a dog so you can imagine how that sounds. The sounds of dogs barking, birds chirping, daily leaf blowers, weekend music blasting, home mechanics, vehicles driving down Hacienda, school bells, kids playing, construction, the panadero man, and more fill the air of my neighborhood and I wouldn't have it any other way. Everyone living their best life and all I'm asking is for the opportunity to live mine. Hens rely on their roosters and the healthiest hens have a strong rooster leading their flock.

Misconceptions of flocks with roosters are many but I am informed of their true nature. People believe fertilized eggs are not safe to eat but as long as you collect eggs daily and candle them you are safe to eat them. Just because you have a rooster does not mean you will have an overflow of chicks and chickens but again if you are collecting eggs daily you will not have chicks. Any additional chicks that may bless our home outside of the agreed upon quantity would be re-homed to fellow chicken keepers. The balance of roosters to hens is dependent on your flock's temperament with no set standard. Often times flocks have rooster brothers that are bonded and respect one another sharing roles caring for the hens. Although roosters themselves do not lay eggs they are an essential part of a healthy happy flock.

Safety and cleanliness have always been a priority for myself and my home and my businesses are no different. Through my experience running a short term rental safety and cleanliness have been a key priority for our business and running our egg stand would be the same. Clean, healthy, happy chickens are key for clean, healthy, happy eggs. We plan to have the chickens in safe clean coop and run enclosures at all times. These enclosures would be to ensure their safety from predators as well as disease that could be spread through other birds. We never want a loose chicken ending up outside of our yard for their safety as well as for our neighbors comfort. Their enclosures will have ample space for healthy foraging, grooming, and enrichment. This entire space will not require any use of utilities. Daily work would consist of collecting eggs, cleaning the coop and run, running health checks of each chicken and safety checks of the entire coop and run. We also plan on having them on a routine where an automated coop door will allow them into the run after 8am and back to bed by 5pm. Pest control is a must for both the chickens health and safety so food and water will be in safe containers to limit pest's access and inspected routinely to nip any intrusions in the bud before they can harm my flock. Natural herb bug repellent would be used throughout their coop and run. Fly zappers will be located around the exterior of the enclosures to reduce bugs in the area as well. My animal's health and well being are very important to me and their care will reflect in their product.

My chickens and egg stand will enrich my community. My community would have easy access to high quality eggs when supporting our egg stand. For these reasons we strongly request approval for our Special Use Permit and Waiver of Development Standards. We appreciate your time and consideration for our request. Our dream would be a happy healthy flock supplying happy healthy eggs and we hope you can be a part of making that happen.

x 
Genesis Mendoza