



Upper and Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

February 24, 2026

5:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council 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/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will be also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LowerKyleCanyonCAC>.

Board/Council Members: James Thomson, Chair
Jean Sawyer, Vice-Chair
Stephen Hagstette, Jr
Candi Skehan
Eric, Wells

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, Michelle.Baert@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, Pledge of Allegiance, Roll Call, and County Staff Introductions

- 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/Council 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/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 27, 2026. (For possible action)
- IV. Approval of the Agenda for February 24, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - a. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

03/04/26 BCC

- 1. **VS-26-0007-HEARTS ALIVE HOOVES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon (description on file). AB/rr/kh (For possible action)
- 2. **UC-26-0008-HEARTS ALIVE HOOVES, LLC: USE PERMITS** for the following: 1) housing for agricultural employees; and 2) stable. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase lot coverage; 2) reduce front setback; 3) increase fence height; 4) increase retaining wall height; 5) increase fill; 6) reduce parking; and 7) waive full off-site improvements. **DESIGN REVIEWS** for the following: 1) housing for agricultural employees; and 2) stable on 5.09 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and east of Cardenas Way within Upper and Lower Kyle Canyon. AB/rr/kh (For possible action)
- VII. General Business
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council'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/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: April 28, 2026.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

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



Lower Kyle Canyon Citizens Advisory Council

January 27, 2026

MINUTES

Board/Council Members: James Thomson, Chair, Jean Sawyer, Vice Chair (excused)
Stephen Hagstette, Jr, Candi Skehan, Eric Wells

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, michelle.baert@clarkcountynv.gov
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at approximately 5:30 p.m.
- II. Public Comment
None
- III. Approval of October 28, 2025, Minutes
Moved by: STEPHEN HAGSTETTE, JR
Action: Approved subject minutes as submitted
Vote: 4/0 - Unanimous
- IV. Approval of the Agenda for January 27, 2026, and Hold, Combine, or Delete any Items (For possible action)
Moved by: STEPHEN HAGSTETTE, JR
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Items
Ms. Baert announced the following upcoming events:
1. The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p. Next Market date February 13th will have a Valentine's Day theme and will feature a Pit Bull Kissing Booth.
 2. Coffee with the Commish, February 7, 2026, from 9:30a -11:00a at Veterans Memorial Center
 3. Picnic & Play in the Park, March 6, 2026, at 6pm at Lone Mountain Park. Shakespear Theater will be performing.
 4. Bunny Break, March 14, 2026, from 11a -1 pm at Mt Crest Neighborhood Community Services Center. There will be an Easter egg hunt, vendors, food trucks, DJ, etc.
 5. Northwest Country Fest, April 11, 2026, at Lone Mountain Park.

VI. Planning & Zoning

No zoning items to be heard

VII. General Business

1. The following 2026 CAC meeting dates were unanimously approved, January 27th, April 28th, July 28th, & October 27th, Motion by Stephen Hagstette, Jr

VIII. Comments by the General Public –

1. Received report from LVMPD Sergeant Zafiris on law enforcement activity, statistics, and service in the Lower Kyle Canyon area. He also shared activities and programs his team has participated in in the area.
2. David Hemmer shared with the board his concerns with a residence at Barr Ave that is using their property for truck and RV parking. He stated that there are several websites advertising the property being used in a commercial manner for storage. He shared concerns that vehicles being stored there create a fire hazard.
3. Lexa Green shared an update for a proposed mini-warehouse facility item heard by the board during the October 28, 2025, meeting. She shared there were conditions of approval that included wall-mounted light fixtures installed at a maximum height of 10 feet on the exterior of the building, the northern and western landscape areas incorporate 6 to 8 inches cobble ground cover, installation of security gates, no entry between hours of 12a-6a, and one monument sign installed.

IX. Next Meeting Date

The next regular meeting will be April 28, 2026

X. Adjournment

The meeting was adjourned at approximately 6:31 pm.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0007-HEARTS ALIVE HOOVES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon (description on file). AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:

126-09-301-003

LAND USE PLAN:

NORTHWEST COUNTY (UPPER AND LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of patent easements located on the subject parcel. The applicant states the easements are no longer needed and the vacation is necessary for the proposed development of the subject property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
South & East	Open Lands	RS80	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped

Related Applications

Application Number	Request
UC-26-0008	Use permit, waivers of development standards, and design review for housing agricultural employees and a stable is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Cardenas Way, 40 feet for Horse Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Provide paved legal access;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HEARTS ALIVE HOOVES, LLC

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0007

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lower Kyle Canyon CAC 5:30 p

Date: Click to enter a date. 02/24/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 03/03/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: Click to enter a date. _____ Time: 9:00 AM~~

~~Location: 500 S. Grand Central Pkwy, Commission Chambers~~

~~Staff reports: Available 3 business days prior to the BCC meeting on the following website~~

~~<https://clarkcountynv.gov/agendas>~~

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101322
ASSESSOR PARCEL #(s): 126-09-301-003

PROPERTY ADDRESS/ CROSS STREETS: Kyle Canyon Rd & Cardenas Way, NEC

DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Vacation of Patent Easements accompanying other zoning applications for UC & DR

PROPERTY OWNER INFORMATION

NAME: Hearts Alive Hooves, LLC
ADDRESS: 7036 Edwin Aldrin Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL 702-595-0644

APPLICANT INFORMATION (information must match online application)

NAME: Hearts Alive Hooves, LLC
ADDRESS: 7036 Edwin Aldrin Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia Inc. c/o Melissa Eure
ADDRESS: 1055 Whitney Ranch Dr Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: 702-435-9909 CELL _____ 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 and 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.

Christy Stevens
Property Owner (Signature)*

Christy Stevens
Property Owner (Print)

09/13/25
Date



November 11, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Vacation of Patent Easements at Kyle Canyon and Cardenas, NEC
APN #: 126-09-301-003

Dear Sami:

On behalf of our client, Hearts Alive Hooves, LLC, please accept this letter and accompanying documents for a Vacation of Patent Easements for APN# 126-09-301-003. We would request that the patent easement as shown below on the site listed above be vacated and abandoned:

- 3-foot wide portion of the 33-foot-wide patent easement to the west
- 33-foot-wide patent easement to the east
- 33-foot-wide patent easement to the south

These easements are no longer needed for current and future roadway dedication. The patent easements were originally provided in that certain patent No. 1202697, filed in Book 942, as Instrument No. 756460 of Official Records, Clark County Office of the Recorder.

The vacation of these patents is necessary for the development of the subject property in accordance with the current codes and regulations.

As the intentions of the patents were to provide access to the site, the future dedication of right-of-way for Horse Drive and Cardenas Way effectively will provide for this purpose.

Based on the provisions stated above, we request the approval of the vacation and abandonment of this ROWs. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

Melissa Eure,
President



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0008-HEARTS ALIVE HOOVES, LLC:

USE PERMITS for the following: 1) housing for agricultural employees; and 2) stable.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase lot coverage; 2) reduce front setback; 3) increase fence height; 4) increase retaining wall height; 5) increase fill; 6) reduce parking; and 7) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) housing for agricultural employees; and 2) stable on 5.09 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located north of Kyle Canyon Road and east of Cardenas Way within Upper and Lower Kyle Canyon. AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:

126-09-301-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase lot coverage to 22% where 15% is the maximum lot coverage permitted per Section 30.02.02 (a 46.7% increase).
2. Reduce front setback along Cardenas Way to 25 feet where 40 feet is required per Section 30.02.02 (a 37.5% reduction).
3. Allow a 5 foot tall non-decorative fence (wood post fence with metal mesh) within the front setback adjacent to Cardenas Way where 3 foot is the maximum allowed per Section 30.04.03B (a 66.7% increase).
4. Increase the retaining wall height to 11 feet along the east side of the property where 3 feet is the maximum height allowed per Section 30.04.03C (a 266.7 increase).
5.
 - a. Increase fill height along the east property line to 12.4 feet where a maximum of 6 feet of fill is allowed to be placed a minimum of 20 feet from the shared residential property line per Section 30.04.06F (a 106.7% increase).
 - b. Increase fill height along the east property line to 12.4 feet where a maximum of 9 feet of fill is allowed to be placed a minimum of 50 feet from the shared residential property line per Section 30.04.06F (a 37.8 % increase).
6. Reduce vehicle parking to 12 spaces where 22 spaces are required per Table 30.04-2 (a 45.5% reduction).
7.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Cardenas Way where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Horse Drive where required per Section 30.04.08C.

LAND USE PLAN:

NORTHWEST COUNTY (UPPER AND LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:**Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 5.09
- Project Type: Housing for agricultural employees and stable
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 54,568
- Parking Required/Provided: 22/12

Site Plan

The plan depicts a proposed building in the center of a 5.09 acre property located on the east side of Cardenas Way, south of Horse Drive, and north of Kyle Canyon Road. The building is proposed to be 54,568 square feet and is set back 25 feet 3 inches from the front property line to the west along Cardenas Way, 125 feet 7 inches from the side street along Horse Drive to the north, 58 feet from the rear property line to the east, and 231 feet 4 inches from the interior side property line to the south. Access to the site is provided by a 36 foot wide driveway along Cardenas Way to the south of the proposed building and another 36 foot wide driveway located along Horse Drive near the northeast corner of the property. Each driveway includes decorative metal gates that are set back 18 feet from the property line which will be open during business hours. A 26 foot wide drive aisle extends from Horse Drive south along the east side of the property and connects with the drive aisle where the parking area is located south of the building. There are 12 parking spaces provided along the south side of the building which includes 1 ADA parking space. Sidewalks along Cardenas Way and Horse Drive are not provided, which is the subject of a waiver request.

Custom corral fencing for outdoor turnout areas of 288 square feet is provided along the north and east sides of the building. Two future paddock areas are proposed north of the building and to the south of the parking area. A 5 foot tall wood post and metal mesh fence is proposed around the perimeter of the site. This fence will be set back 13 feet 3 inches from the front property line along Cardenas Way, 10 feet from the side street property line along Horse Drive, and 5 feet from the interior side and rear property lines to the south and east, respectively. Additionally, a rock retaining wall that is a maximum of 10.4 feet high is proposed along the eastern edge of the drive aisle, 7 feet from the east property line.

Landscaping

The plan depicts street landscaping consisting of a 13 foot 3 inch wide landscape strip located along Cardenas Way and a 10 foot wide landscape strip located along Horse Drive. The street landscaping includes 15 large trees set apart 30 feet on-center. Additionally, 5 gallon shrubs, which include 4 species, are also provided in all street landscape areas. Within the parking lot, large trees as well as 2 species of 5 gallon shrubs are provided within the landscape islands and

in an 8 foot wide landscape strip. Portions of the site where the paddocks are located will remain undisturbed and retain the existing native landscaping.

Elevations

The plans indicate the proposed building will be a prefabricated metal building up to 33 feet 4 inches in height as measured from the finished grade. The building will have metal panels with a beige finish and a silver standing seam metal roof with eaves. The north, east, and west elevations will feature multiple sliding barn doors with a Shamrock Green wood color finish. All building elevations will also have doors painted with a Shamrock Green finish. The primary entrance, located on the south side of the building, will feature double glass doors with upper and lower level windows. Windows are also provided on the 2nd floor on the east and west elevations.

Floor Plans

The plans depict the first floor as having 48,160 gross square feet with 41,940 square feet devoted to a stable. The stable consists of a 21,054 square foot indoor arena/paddock within the central portion of the building as well as 53 horse stalls located along the north and east sides of the paddock. The horse stalls range from a minimum of 120 square feet to a maximum of 324 square feet. Each of the stalls abutting an exterior wall will have access to the exterior turnout areas through a barn door. The first floor will also have areas for rehabilitation including physical and hydrotherapy equipment for the care of horses. At the main entrance on the south side of the building will be a gathering/office area for staff. A 6,220 square foot second floor area on the south side of the building will provide 4 individual living quarters for 4 employees that will live and work on-site. The living quarters consist of three, 1 bedroom units and one, 2 bedroom unit, each with a kitchen. The 1 bedroom units are 1,000 to 1,100 square feet and the 2 bedroom unit is 1,539 square feet.

Applicant's Justification

The project proposes the expansion of the existing horse rescue, For the Love of Horses, on the parcels to the north operated by a non-profit organization, Hearts Alive Village. The project includes a new building for the keeping, care, and treatment of horses, as well as employee housing. The building will include a stable with 53 stalls, arena/indoor paddock, office, and rehabilitation area with a second floor living quarters. The location will not be open to the public for boarding or riding and will allow visits by appointment only. All horses will be veterinarian referrals due to health issues, owners' inability to care for the horses, or the owner's death. The approval of this use will allow for more horses that need rescue and rehabilitation to be cared for, whether temporarily until finding a new home, or as permanent residents. It will also allow the current rescue operations to expand their treatment to include hydrotherapy for their equine residents and will provide housing for their 4 employees. The applicant states that the proposed development is designed to be compatible with the surrounding area, which is rural. The building is designed to match the barns on the existing property to the north and will not negatively impact roadways or adjacent property. The proposed uses will be in harmony with several policies of the Master Plan, the project will add paving to the adjacent streets and will not impose an undue burden on public improvements, facilities or services.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
South & East	Open Lands	RS80	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped

Related Applications

Application Number	Request
VS-26-0007	A vacation and abandonment of patent easements is a companion item on this agenda.

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 Permits

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.

Staff's primary concerns with use permit requests are to ensure compatibility with the existing and planned surrounding uses. The subject site and surrounding area are located within an RS80 zone which is established to accommodate very low-density, single-family residential development, agricultural uses, and other appropriate uses of land in nonurban, outlying communities with limited infrastructure. The use of stables and housing for agricultural employees will be compatible with the surrounding area. A horse rescue operation is already occurring on the parcels to the north, and the proposal will be an expansion of the existing use. The facility will not be open to the public or have regular customers, which will limit the amount of vehicular traffic to the site. The uses will also meet the intent of Master Plan Policy 1.5.3 for rural uses and activities in support of raising and keeping animals, and Policy NW-1.3 balancing the demand for development along Kyle Canyon Road with the need to protect the scenic quality of this gateway to Mount Charleston and the Spring Mountains NRA. The proposed uses also meet the standards as stated in Title 30. Therefore, staff can support these requests.

Waivers 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 #1

The building's size is due to the need for an indoor arena and paddock space to be used for horses when the outside climatic conditions are adverse. This portion of the building is similar to an exterior fenced arena, except that in this case it is covered. The compatibility of the building design should reduce the impacts on the surrounding area. Therefore, staff can support these requests.

Waiver of Development Standards #2

The topography of the site and the grading and drainage needs require the building's location to be closer to Cardenas Way. If this was a residence, the front could face Horse Drive in which the setback would exceed the required 40 feet and would also meet the required side street setback of 25 feet. Staff finds that the proposed location of the building and setbacks meet the intent of the code for the setback requirements and the compatibility of the building design should lessen any impacts that a reduced front setback may have on the surrounding rural area. Therefore, staff can support this request.

Waiver of Development Standards #3

The proposed 5-foot-tall wood post fence with metal mesh, while non-decorative, is typical for rural areas, especially where animals are kept. The fence is also proposed to be set back 13 feet 3 inches from the street. The fence will have minimal to no impact on the surrounding properties. Therefore, staff can support this request.

Waivers of Development Standards #4 & #5

The topography on the subject site slopes down approximately 10 feet from east to west. Alternatives such as a series of 3 foot high tiered retaining walls with landscaped horizontal offsets along the east property line could be provided which would reduce the amount of fill and the wall heights in this area. Therefore, staff cannot support these requests.

Waiver of Development Standards #6

The 12 parking spaces provided will meet the parking requirements for the on-site employee housing but will not fully meet the requirements for the stable. However, the proposed stable will not be a commercial use for such things as boarding horses, riding lessons, or other similar activities that would attract the public and require significant parking. Any visitors will be by appointment only. Therefore, staff can support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The primary use of the property will be a stable for the care of horses; however, it will also have a residential component with employee housing. Because the stable will not be open to the public, and the residential use will be limited to 4 employees, the proposed development of the subject property is not expected to be a more intense use nor create negative impacts on the surrounding area. These types of facilities with modifications from Code requirements have been approved in other parts of Clark County without negative effects to the immediate area. The architecture of the proposed building and the site design is intended to compliment and be harmonious with the surrounding rural areas. Therefore, staff also can support these requests.

Public Works - Development Review

Waiver of Development Standards #7

Staff cannot support the request not to install full off-site improvements on Horse Drive and Cardenas Way. Full width paving, curb, and gutter allows for better traffic flow and drainage control, sidewalks on public streets provide safer pathways for pedestrians, and streetlights for better visibility.

Staff Recommendation

Approval of the use permits, waivers of development standards #1, #2, #3, and #6 and the design reviews; denial of waivers of development standards #4, #5, and #7.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Cardenas Way, 40 feet for Horse Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Applicant to provide Nevada Department of Transportation (NDOT) concurrence allowing access from Kyle Canyon Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet; and that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that fire protection may be required for this facility; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HEARTS ALIVE HOOVES, LLC

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0008

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lower Kyle Canyon CAC 5:30 p

Date: Click to enter a date. 02/24/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 03/03/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

~~Date: Click to enter a date. _____ Time: 9:00 AM~~

~~Location: 500 S. Grand Central Pkwy, Commission Chambers~~

~~Staff reports: Available 3 business days prior to the BCC meeting on the following website~~

~~<https://clarkcountynv.gov/agendas>~~

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101322

ASSESSOR PARCEL #(s): 126-09-301-003

PROPERTY ADDRESS/ CROSS STREETS: Kyle Canyon Rd & Cardenas Way, NEC

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit for a stable and design review of housing for agricultural employees
And Waiver of Standards

PROPERTY OWNER INFORMATION

NAME: Hearts Alive Hooves, LLC

ADDRESS: 7036 Edwin Aldrin Cir

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Hearts Alive Hooves, LLC

ADDRESS: 7036 Edwin Aldrin Cir

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G. C. Garcia, Inc c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr, Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

TELEPHONE: 702-435-9909 CELL _____ 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.

Christy Stevens
Property Owner (Signature)*

Christy Stevens
Property Owner (Print)

09/04/2025
Date



December 30, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Design Review and Special Use Permit for Housing for
Agricultural Employees & Stable with Waivers of Development Standards
APN #: 126-09-301-003

Dear Sami:

On behalf of our client, Hearts Alive Hooves, LLC, please accept the attached justification letter and accompanying documents for a Design Review and Special Use Permit for Agricultural Housing and Stable with Waivers of Development standards. The subject site is a single parcel on approximately 5.09+/- acres APN 126-09-301-003. This site is located at the northeast corner of Kyle Canyon Rd and Cardenas Way.

The subject site has a Land Use designation of Outlying Neighborhood (ON). The parcels to the north and west also have a Land Use designation of ON. The parcels to the south and east have a designation of Open Lands (OL). This site is zoned Residential Single Family 80 (RS80). All the surrounding properties are also zoned RS80 and all except for the parcel to the north are vacant land. The property to the north has the same owner and has an existing residence and horse rescue.

DESIGN REVIEW

The project proposes an expansion of the existing For the Love of Horses horse rescue operating on the properties to the north, operated by Hearts Alive Village, a well-known local 501c3 nonprofit dedicated to animal welfare. The project includes a 48,160 SF "barn-dominium" which will contain the horse stalls, indoor arena/turnout and various equipment to provide physical therapy and treatment to the horses brought into the rescue as well as housing four staff members. The main level of the building will contain everything related to the keeping, care and treatment of the horses.

The building will consist of a 41,940 SF stable (53 stalls, arena/indoor paddock, office and rehabilitation area) for the rescue and a 6,220 SF second floor at the front of the building that will contain four individual living quarters for the four employees that will live and work in this area of the rescue. The living quarters consist of three single bedroom units, one two-bedroom unit each with a kitchen and living space as well as a shared living area between all of the units. The one-bedroom units are approximately 1,000-1100 SF each and the two-bedroom unit is 1,539 SF.

The barn-dominium is a prefabricated metal building painted in a neutral color with dark green and wood accents.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

This will match the barns on the existing property to the north. A 5 FT tall wooden post fence with metal mesh will surround the property with decorative metal gates at each of the driveways. The gates are set back 18 FT from the property line and are open during the day.

No EV capable or EV installed is required nor is it proposed as the site does not exceed 100 parking spaces.

The proposed project includes landscaping along Horse Drive and Cardenas Way. Nearly one third of the site will retain the native landscape that is currently on the site. These undisturbed areas are located to the front and rear of the site and will be fenced to provide outdoor paddocks.

The property and surrounding area is rural in nature. As such, it is proposed that rural standards be applied to the off-site improvements to maintain the rural character of the area. This would consist of no sidewalk, curb and gutter, or streetlights but would include partial paving of the right of way on Cardenas Way and Horse Dr.

This project will allow an expansion of the existing horse rescue operation on the property to the north. All horses are veterinarian referrals. Referrals come due to temperament, health conditions, inability of the owner to care for the horse due to health or financial concerns, or death of the owner. After an evaluation of the horses' needs, it is determined if the horse is eligible for potential adoption and the work done to care, train and rehabilitate and then work to find an appropriate new home. Those horses that are unable to be adopted out will remain permanent residents of the rescue. This expansion will allow for the room needed to house more horses, given the lack of rescues for large animals. In addition, it will give the rescue space to provide new hydrotherapy equipment for their equine guests to allow them to better serve their needs.

The horse manure is composted and then mixed with dirt to be placed in the arena floor to keep the ground from being too firm for the horses.

The rescue isn't open to the public but does allow for visit by appointment only. It doesn't board space out, nor does it provide public facing client services. It also does not take in wild horses. There are only two other horse rescue organizations in Clark County. Both rescues rely on a foster network. One is also breed specific to the Lipizzan horse, which is uncommon in the US.

Residential Adjacency

E. Use Limitations: The site will not have public address systems, outdoor storage or drive thru lanes

F. Grading- It will not have grading over 3 FT within 5 FT of the property line. The site will have 12.35 FT of fill within 20 FT from the shared property line to the east only for approximately three quarters of the property line. It will also have over 12.35 FT of fill within 50 FT of the property line along any other property line.

G. Site & Building Orientation- The site has been oriented to keep higher activity levels (parking area and staff office area) located closer to the right of way.

The site isn't within, nor does it abut a Residential Neighborhood Preservation NPO. There is a single building on the site which provides roofline articulation and a façade that is consistent on all four sides. The building maintains a more rural residential look.

- H. Setbacks- No portion of the building exceeds 35 FT in height.
- I. Signs- Signage is not proposed as part of this project.
- J. Spillover Lighting- No onsite lighting will exceed 18 FT in height and shall be shielded per code requirements.
- K. Trash and Recycling Receptacles- There are no external trash/recycling receptacles.
- L. Parking & Screening- Parking is near Cardenas, at the front of the building facing Kyle Canyon. This location places it along the primary access road and approximately 60 FT from the abutting property to the east. The parking area is screened by the proposed landscaping along Cardenas.
- M. Cut-Through Traffic- Visitors are by appointment only. This site is the first off of Kyle Canyon on the east side of Cardenas that would have development. Cardenas dead ends to the north. Horse is a dead end to the west of Cardenas and if taken to the east must loop back around to Kyle Canyon via Moss as it also dead ends.
- N. Roll-up Doors/Loading Areas- The building doesn't have roll-up doors and loading would take place in front of the building which would be a minimum of 50 FT from the property line in any direction

Design Review Approval Criteria 30.06.05.B

- (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area

The proposed development is compatible and harmonious with adjacent development and the development in the area. The surrounding area is rural in nature. Most of the abutting properties are vacant. This project would be an expansion of the existing horse rescue to the north.

- (2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

The elevations and design characteristics are not unsightly in appearance. The proposed building will match what is on the site of the existing horse rescue.

- (3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Site access and circulation will not negatively impact adjacent roadways or adjacent property. In fact, the paving along Horse and Cardenas will improve the existing gravel roads.

SPECIAL USE PERMIT

Housing for Agricultural Employees

Per code section 30.03.03.A(14) Housing for Agricultural Employees requires a Special Use Permit in the RS80 zoning district.

i. Operation

In the RS80, RS40, and RS20 districts, housing for agricultural employees shall be in conjunction with a commercial agricultural use that is at least 40 acres or in conjunction with a stable- **The site is 5.09+/- acres, and the existing rescue to the north occupies approximately 10 +/- acres, for a total of 15.09 +/- acres. A request for a Stable (horse rescue) is attached.**

Stable

The stable includes 53 horse stalls, the smallest being 12x10 (120 SF) and the largest 18x18 (324 SF). Each of the stalls abutting an exterior wall will also have an individual outdoor turnout area attached. A door in the wall will be used to separate the interior stall from the exterior 12x24 (288 SF) turnout. There will also be an indoor arena/turnout consisting of 21,012 SF, a 6,224 SF rehabilitation area for physical and hydrotherapy equipment for the care of the horses and a 1,416 SF area at the very front as a gathering/office area for trainers and staff.

Per code section 30.03.04.A(17) a Stable requires a Special Use Permit in the RS80 zoning district.

i. Layout and Design

(a) One animal may be kept per 4,000 square feet of lot area.- **The size is 221,742 SF (5.09 ac) which divided by 4,000 allows for 55 horses and there are 53 stalls proposed.**

(b) At least 120 square feet of stall or pen area shall be provided for each animal kept on premises with 90 square feet protected from the elements. - **The two smallest stalls are 120 SF (12x10) and are located inside the building.**

(c) At least 1,200 square feet of pasture, turnout, or area for the purpose of training or exercising animals shall be provided for each animal kept on premises. These areas may be in the front yard with no additional setback, provided the requirements for accessory structures and fencing are satisfied.- **53 horses x 1200 SF= 63,600 SF required, the turnouts and indoor arena/ paddock are 27,966 SF and the future paddocks are a approximately 70,000 SF, for a combined total between turnouts, indoor and outdoor paddocks is 97,966 SF more than meeting the criteria.**

(d) Boarding stalls, corrals, pens, and paddocks for animals shall be considered structures, and shall:

(1) Be located in the side or rear yard; **The stalls are inside the building and the paddocks are located in the side yards.**

(2) Maintain 5-foot side and rear setbacks; and- **None of the turnouts are located with the 5 FT side or rear setbacks.**

(3) At least 30 feet of separation is required from any existing dwelling on an adjacent lot.-**There are no existing dwelling units to the south, east or west and they are approximately 100 FT from the property line to the north.**

(e) A fence or wall at least 5 feet in height enclosing all stables, paddocks, arenas, pastures, etc. shall be provided. Maximum fence and wall height shall be determined by the zoning district standards.- **The proposed fence is 5FT in height.**

Special Use Permit Approval Criteria 30.06.05.D

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

The proposed project will be in harmony with the purpose, goals, objectives and standards of the Master Plan and this Title. Including Policy 3.6.5 Drought-Tolerant Landscaping, Policy 6.1.2 Balanced Mix of Uses, Policy 6.2.1 Context Sensitive Design, Policy NW-1.3

Lower Kyle Canyon, Policy NW-3.1 Night Sky Protection, and Policy NW-5.1 Non-Urban Street Standards.

- (3) The proposed 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

The proposed use will not result in substantial or undue adverse effects on the adjacent property, neighborhood or traffic conditions. The project as proposed is an expansion of the existing horse rescue on the property to the north and is designed to maintain the rural character of the area. The project will improve the public right of way by adding paving to the current dirt roads on Cardenas and Horse.

- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed project will mainly be occupied by horses, with only 4 employees being housed on the site, and proposes pavement to the existing dirt roads. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden.

WAIVER OF DEVELOPMENT STANDARDS

As a part of this application the four Waivers of Development Standards below are requested.

- 1. A request to reduce the front setback to 25.3 FT where 40 FT are required per section 30.02.02.**

The building and drive aisle have been based on the grading and drainage requirements of the site. Only a small corner of the site touches Kyle Canyon Rd forcing the main driveway to be located off Cardenas. The building has been pushed as far east as the topography of the site allows. Reduction of the building size would reduce the much-needed indoor area/paddock space that will be used for the horses when climate doesn't permit for much time in the outdoor paddocks. The landscaping along the right of way is being met and the building is compatible with the surrounding area.

- 2. A request to allow 12 parking spaces where 22 are required per table 30.04-2.**

The 12 spaces meet the requirement for one space per unit for Housing of Agricultural Employees but doesn't fully meet the required amount for a Stable. The project is not a commercial stable used for the boarding of horses owned by various individuals for a fee, nor is it used for riding lessons or any other public facing service. Visitors are allowed by appointment only. The parking being provided is ample for the occasions when there are visitors but also allows the site to maintain the more rural residential design and characteristics of the site and the surrounding area. For this reason, a waiver is requested.

- 3. A request to allow a maximum of 10.4 FT retaining wall with a 5 FT fence on the east side of the property where 3 FT is the maximum per section 30.04.03C.**

The site topography slopes down from west to east approximately 10 FT across the parcel. To level the area for the proposed building and drive aisle and direct drainage, retaining walls exceeding the 3 FT are needed. The retaining walls will be rockery walls to reduce the visual impact. The tallest retaining wall is approximately 20 FT from the eastern property line and a maximum of 10.4 FT in height, which exceeds the required maximum by 7.4 FT with the 5 FT high fence on top of it. For this reason, a waiver is requested.

4. Waiver Request for Grading

- A. Request to allow 12.35 FT of fill where a maximum of 6 FT of fill a minimum of 20 FT from the east shared property line.**
- B. Request to allow 12.35 FT of fill where a maximum of 9 FT of fill a minimum of 50 FT from the east shared property line.**

The site topography slopes down from west to east approximately 10 FT across the parcel. To level the area for the proposed building and drive aisle to be level with the roadway and to direct drainage. This requires the site be filled a maximum of 12.35 FT starting 20 FT from the east property line and extending to 50 FT from the east property line. The retaining walls for the fill will be rockery walls to reduce the visual impact. The property to the east is vacant and currently owned by BLM.

5. A request for no off-site improvements (curb, gutter, sidewalk or streetlights and partial pavement) where off-site improvements are required per code section 30.04.08.C.5(ii).

Both streets are currently gravel roads with existing BLM easements for roadways. For this reason, it is proposed that the paving would be 32 FT down the center of each roadway along the property. This would place 16 FT of paved roadway on either side of the existing property line within the BLM easement, allowing for one paved lane in each direction.

Nearly all the right of ways, except for Kyle Canyon Rd, are dirt roads in this area comprised of rural residential properties, many with livestock. There are no existing sidewalks, curb or gutter, or streetlights anywhere in the nearby vicinity, including along Kyle Canyon Rd. As such the request is compatible with the existing development in the area. There will be paving on Cardenas Way and Horse Dr which will allow for a single paved lane in both directions on these roads along the property.

Waiver of Development Standards Approval Criteria 30.06.06.F

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the areas adjacent to the property will not be affected in a substantially adverse manner. The requested waivers are to help maintain the rural look and feel of the site and the surrounding neighborhood and is compatible with the existing development in the area.

- (ii) 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;

The proposed project will not materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. As previously stated, the waivers requested are inline with the existing development in the area.

- (iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. The waivers are to keep the site compatible with existing development in the area and address site specific conditions.

- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services

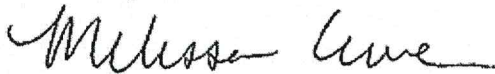
The proposed project will mainly be occupied by horses and is not public facing and will house four agricultural employees. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden

SUMMARY JUSTIFICATION:

The proposed Housing for Agricultural Employees and Stable is to expand the existing horse rescue located to the north of this site. The site is designed to be compatible not only with the existing rescue but with the rural nature of the surrounding area. The approval of this use will allow for more horses that are in need of rescue and rehabilitation to be cared for, whether temporarily until finding a new permanent home, or as permanent residents. It will also allow the current rescue to expand their treatment to include hydrotherapy for their equine residents and placement of four employees. As rescues of smaller household pets are overwhelmed in our community, it isn't difficult to think that the same would hold true for rescues of larger animals. The expansion of the existing operation will help to be a greater resource for these animals and for the community.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President