

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:

USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Oquendo Road and east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action)

RELATED INFORMATION:

APN:

161-32-201-005

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4311 E. Oquendo Road
- Site Acreage: 2.63
- Project Type: Review for an exotic/wild animal (1 African serval cat)

History & Site Plan

Starting with the original use permit in 2008, the site had been approved for 6 use permits allowing for various exotic/wild animals within the past 17 years. The first 6 previously approved use permits expired due to the applicant failing to comply with the conditions of approval which required an application for review. In May of 2024, the applicant was approved for their seventh use permit (UC-24-0054) for an African serval cat to be housed on the property and has now returned to complete the review as required per the Notice of Final Action.

The previously approved site plan depicted an existing custom single-family residence with access from Oquendo Road. There are several accessory structures located throughout the property, including a detached garage and a large accessory structure, hereon referred to in this report as a “barn,” on the southern portion of the site that was originally approved by VC-0863-90.

Landscaping

No changes to the landscaping were required or provided with the original application.

Floor Plans & Elevations

The photographs previously provided by the applicant depicted the barn and the detached garage. The detached garage has been treated with stucco to match the existing residence while the barn is constructed of painted metal panels. The applicant had also provided floor plans for the barn depicting 12 stalls with interior and exterior access, as well as a tack room. The applicant submitted several photographs of these stalls with the application as well. The stalls and tack room depicted were existing, and no new construction was proposed or approved with the prior application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0054:

Comprehensive Planning

- 1 year to commence and review as a public hearing;
- Applicant to provide a copy of safety plan, submitted to and approved by Clark County Animal Protection Services, to Comprehensive Planning for addition into the project record.
- Applicant is advised within the specified time 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Animal Protection Services

- Inspection by Animal Protection Services to be conducted within 40 days of approval of the special use permit;
- Applicant must obtain an exotic or wild animal permit from Animal Protection Services prior to transporting, exhibiting in public or private, or keeping the animal(s) within unincorporated Clark County.

Applicant's Justification

The applicant states that since the approval of UC-24-0054 they have complied with all of the conditions of approval and there have been no escapes or complaints from neighbors. Additionally, the property is secured with walls and a private access gate, and there are cameras monitoring the property 24 hours per day. The applicant also states that the animal is microchipped, wears a collar for identification purposes, and that an emergency plan is in place.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0054	Allowed for the keeping of 1 serval cat	Approved by BCC	May 2024
UC-19-0286	Allowed for the keeping of 3 capuchin monkeys, 1 caracal cat, 1 albino python, 1 spider monkey, and 1 serval cat - expired	Approved by PC	August 2019
UC-0014-17	Allowed for the keeping of 1 capuchin monkey, 1 caracal cat, 1 albino python, and 1 serval cat - expired	Approved by BCC	April 2017
UC-0102-15	Allowed for 2 caracal cats and 1 albino python - expired	Approved by BCC	July 2015
ET-0113-13 (UC-0111-13)	First extension of time to allow for 1 serval cat and 1 capuchin monkey - expired	Approved by BCC	January 2014
UC-0111-13	Allowed for 1 serval cat and 1 capuchin monkey - expired	Approved by BCC	May 2013
UC-0326-11	Allowed for 2 serval cats and 1 spider monkey - expired	Approved by PC	October 2011
UC-1116-08	Allow for 2 serval cats and 1 spider monkey - expired	Approved by PC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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**

A review was required for UC-24-0054 for an exotic/wild animal (African serval cat) in conjunction with an existing single-family residence. The applicant has demonstrated compliance with conditions and indicated that the use is not impacting the surrounding neighborhood or community.

During the approval of the most recent use permit (UC-24-0054) to allow the African serval in question, the Board of County Commissioners gave the specific condition that the proper Animal Protection Services exotic animal permits be obtained within 60 days of approval which was done, and a new annual permit was issued on May 6, 2025. Staff can confirm that the applicant worked diligently to ensure that all necessary steps have been taken and that the animal is in a safe environment. Additionally, the applicant has provided planning staff with procedures for emergency events such as evacuations, escapes, and on-site staff training. For these reasons, staff can support this request.

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**

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval (1 year review).

APPROVALS:

PROTEST:

APPLICANT: JAMAL RASHID

CONTACT: TARNITA WOODARD, 1452 W. HORIZON RIDGE PARKWAY, UNIT 121,
HENDERSON, NV 89012