

EXOTIC ANIMALS  
(TITLE 30)

FAYLE ST/SANDY VALLEY RD  
(GOODSPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400123 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:**

**USE PERMIT FIRST EXTENSION OF TIME** for exotic animals (wolf dogs/hybrids).

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.

**DESIGN REVIEWS** for the following: **1)** exotic animals (wolf dogs/hybrids) facility; **2)** a grading plan within a Hillside Area; and **3)** alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone.

Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action)

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RELATED INFORMATION:

**APN:**

202-26-703-035 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase a perimeter fence height to 8 feet where 6 feet is the standard per Chapter 30.64 (a 33% increase).

**DESIGN REVIEWS:**

1. Exotic animals (wolf dogs/hybrids) facility.
2. Grading plan for an exotic animal (wolf dogs/hybrids) facility within a Hillside Area.
3.
  - a. Reduce the front setback to an accessory structure to zero feet where a minimum of 40 feet is required per Table 30.40-1 (a 100% reduction).
  - b. Reduce the side setback to an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).

**LAND USE PLAN:**

SOUTH COUNTY (GOODSPRINGS) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 475 Fayle Street
- Site Acreage: 22 (portion)
- Project Type: Exotic animals

### History

This facility has existed within Clark County for approximately 10 years and was previously approved through UC-0033-09 and UC-0484-13 in the Enterprise area south of the M Resort. Prior to 2009, the facility operated in Pahrump since 2005. While operating in the Enterprise area, the facility encountered zero issues with surrounding residents and there are no Clark County Public Response Office (CCPRO) complaints for this facility. Additionally, there were no Clark County Animal Control issues or complaints on file. Clark County Animal Control previously reviewed and inspected the original facility in 2009. However, in late 2016, a residential builder purchased several parcels surrounding the original facility and began building single family residences directly adjacent to the wolf hybrid sanctuary. The applicant has now moved to a more rural location (current site) within Goodsprings.

### Site Plans & Project Scope

The plans depict an exotic animal (wolf dogs/hybrids) facility that functions as a sanctuary and is not open to the public. The overall parcel is approximately 22 acres with the facility occupying a small portion of the overall parcel. The applicant currently has 2 wolf hybrids. At the time of the original request the applicant had 4 animals, but was approved for up to 12 wolf hybrids which will be located on the parcel and housed in 4 habitat areas that are generally northeast and northwest of the existing single family residence. The habitat areas range in size from 1,325 square feet to 1,980 square feet and are set back a minimum of 25 feet from the nearest property line. The habitat areas are approximately 1,000 feet from the nearest single family residence and have a natural physical barrier in the form of greater than 50% slopes on the overall 22 acre parcel.

The plan also depicts accessory structures located on the southeast portion of the parcel. The applicant is requesting waivers of development standards to allow a reduction in setback to 1 of several accessory structures. All structures and fencing exist and no new construction is proposed.

The entire parcel is within 12% or greater slopes with center portions of the overall 22 acre parcel having greater than 50% slopes; and therefore, is subject to Hillside development standards. The single family residence, accessory structures, and habitat areas are within the 12% to 25% slope area of the overall parcel and will comply with all provisions.

### Elevations

The structures are as follows: 1) habitat areas with shelters, wood platform and play structures within each habitat; and 2) 10 foot to 12 foot high fencing with security curving on top of the fence for each habitat area. All structures and fencing exist and no new construction is proposed. There is also additional fencing along the property's perimeter and around the outside of each pen which provides an added level of security for the animals. A portion of the 8 foot perimeter fence is along the eastern property line on the southern portion of the site.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0153:

#### Current Planning

- 2 years to commence and review;
- Limited to 12 wolf dogs/hybrids;
- Paint the accessory structures and residence with a unified, matching color.
- Applicant is advised that compliance with Animal Control regulations is required including approval of the animal enclosures; approval of this application does not constitute or imply approval of any other County issued permit, licenses, and/or approvals; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Apply to vacate the portion of the cul-de-sac on the southeast corner of the parcel.
- Demonstrate legal access and, if necessary, secure a private grant from the BLM for access to the site from Sandy Valley Road.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the Southern Nevada Health District concerning the use of an individual disposal system.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant has been running an animal sanctuary for abandoned and abused wolfdog hybrids since 2005. The sanctuary originally began in Pahrump where the applicant lived, then moved near the M Resort and finally to the current location in Goodsprings. The applicant obtained approval for the current location with UC-19-0153 and there has not been reported complaints.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0153	Original request for exotic animals and fence height	Approved by BCC	April 2019

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood (up to 2 du/ac)	R-U & R-A	Single family residences & undeveloped
East	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
South	Open Land (up to 1 du/10 ac)	R-U	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Rural Neighborhood (up to 2 du/ac)	R-U	Single family residence & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

There have not been any reported violations on the property in the past 2 years. In addition, the applicant has maintained in good standing in all the previous locations where they housed the wolfdog hybrid. Staff recommends approval, with an additional time limit for review, which is a standard practice for applications involving exotic animals.

**Public Works - Development Review**

Staff has no objection to this extension of time, subject to the applicant demonstrating compliance with the original conditions or approval within 6 months.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 17, 2024 to review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has been completed within the time specified.

**Public Works - Development Review**

- 6 months to comply with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CHRISTOPHER CARACCI

**CONTACT:** ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
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