

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0226-BROIDE BENJAMIN:**

**USE PERMIT** to allow additional household pets (dogs).

**DESIGN REVIEW** for architectural incompatibility for accessory structures in conjunction with an existing single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Bronco Street, 160 feet south of Edna Avenue within Spring Valley. JJ/mh/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

163-11-704-014

**USE PERMIT:**

Increase the number of household pets (dogs) to 10 where 3 is the maximum permitted per Section 30.03.04.A (a 233% increase).

**DESIGN REVIEW:**

Allow an accessory structure (storage container) to not be architecturally compatible with the primary residence where required per Section 30.04.05.D.

**LAND USE PLAN:**

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2940 S. Bronco Street
- Site Acreage: 1.03
- Project Type: Household pets (dogs) and accessory structures
- Building Height (feet): 8.5 (storage container)
- Square Feet: 280 (storage container)

**Site Plan**

The plans depict an existing, 1 story single-family residence accessed from Bronco Street. The rear yard contains several existing accessory structures, one of which is a storage container that is not architecturally incompatible with the residence. The 280 square foot storage container is located in the northeast corner of the site, set back 15 feet from the east (rear) property line and 7 feet from the side (north) property line. There is a 280 square foot towed trailer located 10 feet to

the west of the storage container, which the applicant states will be removed from the site. A 100 square foot pool gazebo is located 7 feet southwest of the towed trailer, 120 feet to the east of the residence. A 100 square foot wooden gazebo is located at the end of a wooden deck, which is 20 feet to the east of the residence, and 30 feet from the south (side) property line. A 64 square foot shade structure is located in the southeast corner of the property, set back 30 feet from the east (rear) property line and 15 feet from the south (side) property line, and 80 feet southeast of the wooden gazebo.

Landscaping

There are existing trees along the street and in the rear yard of the property. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided depict several accessory structures, including a storage container, pool gazebo, wood gazebo, and shade structure. The storage container is metal and 8.5 feet high. The 1 story residence features wood frame stucco painted gray with a pitched roof.

Applicant’s Justification

The applicant states that the dogs receive regular veterinary care, including vaccinations, check-ups, and any necessary treatments, while being well-fed, exercised, and provided with ample space to roam and play on the property. The applicant adds that the dogs do not cause any nuisance or disturbance to neighbors, and that potential noise, sanitation, and safety concerns have and will continue to be adequately addressed. Removal of the dogs would be disruptive for the animals and place additional strain on local animal shelters. The applicant also states that the accessory structures were already on the property when it was purchased, and that these structures have not resulted in any questions or complaints from neighbors.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0613-10	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO- RNP)	Single-family residential
East	Neighborhood Commercial	CP	Office building

**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.

Title 30 allows for a maximum of 3 dogs over 4 months of age which is consistent with Chapter 10.08 of the Clark County Code. Chapter 10.08 allows for an increase of dogs up to 8 if a Breeder/Show Permit is obtained or up to 6 if a dog Fancier/Foster Permit is obtained. If a permit is obtained pursuant to Chapter 10.08, a special use permit is not required to increase the number of dogs beyond 3 if the maximum amount is not exceeded. In this case, the applicant is requesting to allow 10 dogs to be kept on-site. Staff has concerns about the condition of the property based on photos submitted by the applicant, and the potential impact on the health and safety of the animals and the adverse effects that the increased number of animals may have on adjacent properties. Staff is unaware of any other properties in the area that have a similar number of household pets, and the applicant has not demonstrated how neighboring properties will not be negatively impacted by the presence of 10 dogs kept on-site. While letters of agreement from some of the neighbors have been provided, other potentially impacted neighbors have not indicated agreement (or disagreement) with the applicant's request. For these reasons, staff cannot support this request.

#### Design Review

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 others 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.

Staff finds that the accessory structures in the rear yard disrupt the residential appearance of the property, as well as the surrounding neighborhood. Based on the aerial history of the site, staff finds that the storage container was added after the applicant's purchase of the property, exacerbating the condition of the site and potentially having adverse effects on neighboring properties. Additionally, a building permit for the storage container is required and has not been obtained. Therefore, staff cannot support this request.

### **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 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 Animal Protection Services - Fancier Permit**

- Owner to obtain and maintain a Dog Fancier Permit from Clark County Animal Protection Services within 30 days of approval.

### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BENJAMIN BROIDE

**CONTACT:** BENJAMIN BROIDE, 2940 S. BRONCO STREET, LAS VEGAS, NV 89146