

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0054-J P MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:

USE PERMIT for an exotic/wild animal in conjunction with an existing single family residence on 2.6 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Oquendo Road, approximately 620 feet east of Lamb Boulevard within Paradise. JG/dd/ng (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 East Oquendo Road
- Site Acreage: 2.6
- Project Type: Exotic animal (Serval Cat)

History, Request, & Site Plan

Starting with the original use permit in 2008, the site has been approved for six use permits allowing for various exotic/wild animals within the past sixteen years. All of the previously approved use permits have expired due to the applicant failing to comply with the conditions of approval which all required an application for review. Now, the applicant is applying for another use permit for an African Serval Cat to be housed on the property. According to the applicant, all the previous animals have been removed from the site.

The site plan depicts 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-90-0863.

Landscaping

No changes to the landscaping are required or provided with this application.

Floor Plans & Elevations

The barn and the detached garage are both depicted by photographs submitted by the applicant; the detached garage has been treated with stucco to match the existing residence while the barn is constructed of painted metal panels. The floor plans for the barn depict 12 stalls with interior and exterior access, as well as a tack room. The applicant submitted several photographs of these stalls along with the application. The stalls and tack room depicted are existing, no new construction is proposed with this application.

Applicant's Justification

The applicant states that they are seeking to purchase an African Serval Cat as an emotional support animal, and that this should be permitted for the following reasons: the property itself is privately gated, the animal will be microchipped and wear a collar I.D., the animal will be trained to be transported in its carrier as well as a vehicle, and the property is equipped with cameras and is surrounded with a concrete wall. The applicant states that in the event of an emergency animal control would be contacted immediately.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0286	Allow for the keeping of three capuchin monkeys, one caracal cat, one albino python, one spider monkey, and one serval cat - expired	Approved by PC	August 2019
UC-17-0014	Allow for the keeping of one capuchin monkey, one caracal cat, one albino python, and one serval cat - expired	Approved by BCC	April 2017
UC-15-0102	Allow for two caracal cats and one albino python - expired	Approved by BCC	July 2015
ET-13-400113 (UC-13-0111)	First extension of time to allow for one serval cat and one capuchin monkey - expired	Approved by BCC	January 2014
UC-13-0111	Allow for one serval cat and one capuchin monkey - expired	Approved by BCC	May 2013
UC-11-0326	Allow for two serval cats and one spider monkey - expired	Approved by PC	October 2011
UC-08-1116	Allow for two serval cats and one 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 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.

During the approval of the last use permit (UC-19-0286), the Board of County Commissioners gave the specific condition that the proper Animal Control Exotic Permits be obtained within 60 days of approval, or any further applications would not be supported. The applicant did not obtain the necessary permits, nor did they provide all necessary documentation to Animal Control. Additionally, this property has had six other use permits that expired due to the applicants not meeting the conditions of required application reviews. For these reasons, staff cannot support this application.

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 commence and review as a public hearing.
- 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.

Public Works - Development Review

- 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 - denial.

APPROVALS:

PROTESTS:

APPLICANT: TARNITA WOODARD

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