

01/05/22 BCC AGENDA SHEET

EXOTIC ANIMALS (SERVALS)
(TITLE 30)

UPDATE
LAREDO ST/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:

HOLDOVER USE PERMIT THIRD APPLICATION FOR REVIEW for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-10-507-004

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7045 Laredo Street
- Site Acreage: 0.7
- Project Type: Exotic animals (servals)

Site Plans

The original plans show an existing 3,187 square foot residence on the north side of the site, 1,140 square foot detached garage, 2,100 square foot storage building, and covered RV storage areas on the east and west sides of the garage. The garage is at the rear of the property and the storage building is at the center next to the pool. Cages/enclosures for the servals are shown on the west side of the garage, next to the garage/RV storage parking, and on the rear of the storage building.

Elevations

The approved plans show metal cages that are 9 feet by 12 feet, and enclosed with 8 foot high outer fences. The cages are enclosed by outer fences.

Previous Conditions of Approval

Listed below are the approved conditions for WC-0049-14 (AR-0138-16):

Current Planning

- Remove the time limit.

Listed below are the approved conditions for UC-0561-13 (AR-0137-16):

Current Planning

- Until November 6, 2021 to review as a public hearing;
- No more than 4 servals at any one time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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.

Listed below are the approved conditions for UC-0561-13 (ET-0048-14):

Current Planning

- Until November 6, 2016 to review as a public hearing;
- No more than 3 permanent servals at any one time;
- 1 additional serval in the process of being rescued can be permitted while a new home is located not to exceed a duration of 6 months.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0561-13 (WC-0049-14) (allow 3 servals):

Current Planning

- Until November 6, 2016 for review as a public hearing;
- No more than 3 permanent servals at any one time.

Listed below are the approved conditions for UC-0561-13:

Current Planning

- 6 months to commence and review as a public hearing;
- No more than 2 servals at any one time.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Animal Control

- Servals to be fitted with GPS collars;
- Double enclosures for all proposed cages;
- A Breeder's Permit is necessary for any breeding of the servals.

- 1 additional serval in the process of being rescued can be permitted while a new home is located not to exceed a duration of 6 months.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are responsible, knowledgeable serval and savannah owners, good neighbors, and community partners. The applicant requests approval of the application review and for the ability to help the community with occasional rescues.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0561-13 (AR-0137-16)	Second application for review of UC-0561-13 with modified conditions to increase exotic animals to 4 servals	Approved by BCC	November 2016
WC-0049-14 (AR-0138-16)	Application review with removal of time limit to review for the waiver of conditions	Approved by BCC	November 2016
UC-0561-13 (ET-0048-14)	Extension of time review of UC-0561-13 with modifications allowing 3 servals and a juvenile serval	Approved by BCC	June 2014
UC-0561-13 (WC-0049-14)	Waiver of conditions to increase the number of exotic animals to 3 servals	Approved by BCC	June 2014
UC-0561-13	Allow 2 exotic animals (2 servals)	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-P	Office complex
South, East, & West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential

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 for an application for review 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 since the original approval.

Since approval of the original use permit in November 2013 and the first application for review in June 2014 and the second review in November of 2016 there have been no complaints recorded on the keeping of the servals on this parcel. The applicant has complied with conditions and reviews imposed by the Board of County Commissioners. The applicant has shown themselves to be responsible with their exotic animals and they would like to reinstate the rescue portion of previous applications; however, a number has not been provided to staff. Therefore, staff can support approval of this application review and removal of the timeframe.

Animal Control

Animal Control indicates that the property and applicant are in good standing with the Clark County Animal Control Department.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval (3 year review; animals to be fitted with GPS collar; 1 additional rescue for no more than 6 months; breeders permit if applicant is breeding animals; and double enclosure for all cats).

APPROVALS:

PROTEST: 5 cards

COUNTY COMMISSION ACTION: December 22, 2021 – HELD – To 01/05/22 – per the applicant.

APPLICANT: PAUL STEPHENS

CONTACT: JMR CONSULTING, LLC, PO BOX 1632, OVERTON, NV 89040