

HOUSEHOLD PETS
(TITLE 30)

IRVIN AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0204-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:

USE PERMIT to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-601-008

USE PERMIT:

Increase the number of household pets (dogs) to 20 dogs where 3 are allowed and a maximum of 13 may be permitted based on lot area with a special use permit per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 285 Irvin Avenue
- Site Acreage: 1.1
- Project Type: Household pets

Site Plan

The plan shows an existing 1,414 square foot single family residence and a 6 foot high block wall that surrounds the property.

Landscaping

The photos show mature landscaping consisting of large trees, a garden in the front yard and ample mature landscaping in the rear yard.

Elevations

The photo depicts a single story house with light stucco exterior.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates this request is being submitted on behalf of Southern Nevada Beagle Rescue Foundation and an increase of household pets is intended for fostering dogs before they find a forever home. The additional dogs, outside of the applicants 3 dogs, are on-site for short periods of time ranging from 24 to 72 hours but the applicant indicates sometimes incoming dogs are fostered for months until they are relocated. The applicant would like to continue offering these services through the nonprofit.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that Title 30 allows the applicant to own up to 13 dogs due to the size of the property upon the approval of a special use permit. Title 30 allows up to 3 household pets without a land use application and an additional 2 household pets are allowed for every 10,000 square feet with a special use permit (the maximum allowed on a property is 20 pets). The applicant’s property has a total of 47,916 square feet; therefore, additional household pets may be granted. The applicant has room and proper amenities to support additional dogs. Due to the size of the parcel and considering that the vacant parcels abutting the property will potentially lower neighborhood disturbances; therefore, staff can support the 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:

Current Planning

- No more than 20 dogs/pets allowed.
- Applicant is advised that proper permits must be obtained from Clark County Animal Control; 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval (1 year to review as a public hearing).

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION

CONTACT: SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION, 285 IRVIN AVE., LAS VEGAS, NV 89183