USE PERMIT FIRST APPLICATION FOR REVIEW to allow an exotic animal (coatimundi) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Calle De Benito, 360 feet east of Sandhill Road within Paradise. CG/co/ml (For possible action)

APN:
161-19-815-051

LAND USE PLAN:
WINCHESTER/PARADISE – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3262 Calle De Benito
- Site Acreage: 0.2
- Project Type: Exotic animal (coatimundi)
- Number of Stories: 1
- Square Feet: 1,456

Request
The original application was a request to keep an exotic animal, a coatimundi, at a residence. A coatimundi is a small omnivore, primarily eating fruit, insects, and eggs, that is native to Central and South America related to the North American raccoon, and is about the size of a house cat. The coatimundi named “Bentley” has been with the family for approximately 14 years. The average life expectancy of a coatimundi in captivity is 15 years.

Site Plan
The subject site is developed as a single family residence with access from Calle De Benito. The front of the residence faces south toward Calle De Benito. The rear yard of the site is enclosed by a block wall. The coatimundi is kept within the existing residence.
Landscaping
No changes are required or proposed to the existing landscape areas with this application. Existing landscaping consists of turf and trees within the front yard, trees and shrubs located along the sides of the residence, and within the rear yard.

Elevations
The existing residence is 1 story with a pitched roof. The exterior walls of the residence consist of vertical lap siding and roofing material made up of asphalt shingles. The residence is painted in earth tone colors.

Floor Plans
The plan depicts an existing 1,456 square foot single family residence that was constructed in 1976. The residence consists of 4 bedrooms, 2 bathrooms, kitchen, living room, family room, and a 2 car garage. A 24 square foot cage is kept in the family room for the coatimundi.

Previous Conditions of Approval
Listed below are the approved conditions for UC-0569-14:

Current Planning
• 3 years for review.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention
• Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Applicant’s Justification
The applicant indicates that Bentley is housed in a 24 square foot enclosure that is located within the residence. Bentley only comes out to exercise within the house while all the doors are securely closed. Bentley is 14 years old which is old for a coatimundi. Bentley is arthritic and has trouble mounting any obstacle higher than 1.5 feet. Additionally, the applicant states that Bentley poses no risk to public health or safety.

Prior Land Use Requests

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<td>Exotic animal (coatimundi) in conjunction with a single family residence</td>
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<td>August 2014</td>
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Surrounding Land Use

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<th>Planned Land Use Category</th>
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<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
<td>Single family residences</td>
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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 at the subject site since the original approval. Since approval of the original application there have been no complaints filed with Clark County Public Response. Clark County Animal Control was contacted in July 2017 with no reports of issues since the coatimundi was moved to the residence. Since the animal is older and there have been no reports of issues, staff can support the application and removal of the time limit.

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.

TAB/CAC: Paradise – approval.
APPROVALS:
PROTESTS:

APPLICANT: Jackie Hanberg
CONTACT: Jackie Hanberg, 3862 Calle De Benito, Las Vegas, NV 89121