INCREASE HOUSEHOLD PETS  
(TITLE 30)  
GREEN LEAF DR/CE DARVALE DR  

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-19-0328-RICHEY, JACQULYN & CHARLES A.:  

USE PERMIT to allow additional household pets (dogs) in conjunction with a single family residence on approximately 0.2 acres in an R-1 (Single Family Residential) Zone.  
Generally located on the south side of Green Leaf Drive, 232 feet west of Cedarvale Drive within Paradise.  JG/nr/ja  (For possible action)  

RELATED INFORMATION:  

APN:  
161-30-612-029  

USE PERMIT:  
Increase the number of household pets (dogs) to 11 where 3 are allowed per Table 30.44-1 (a 267% increase).  

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

BACKGROUND:  
Project Description  
General Summary  
• Site Address:  3871 Green Leaf Drive  
• Site Acreage:  0.2  
• Project Type:  Increase number of household pets (dogs)  
• Number of Stories:  1  
• Square Feet:  1,964 (house)  

Site Plan  
The site plan depicts an existing single family residence built in 1976 which faces Green Leaf Drive.  On the east side of the property is an enclosed dog run and on the west side of the property is an RV parking space.  The 3 bedroom house is accessed off of Green Leaf Drive and the rear of the property abuts Hacienda Avenue.  

Landscaping  
Mature landscaping (trees and shrubs) are found in the front and in the rear of the property.  No additional landscaping is proposed or required with this request.
Elevations
Elevations show an existing 1 story single family residence with grey stucco exterior with white wood accent trim.

Floor Plans
The floor plans show an existing 3 bedroom house.

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant would like to increase the amount of household pets (dogs) on their property to 11 where 3 are allowed. The reason for the request is so that the applicant can provide a comfortable hospice home for dogs that are unadoptable due to their terminally ill health status. The justification letter states that due to the health conditions of the dogs, they generally do not run, bark, or cause havoc for the neighbors. Per the applicant, every room in the house has dog beds in them so that the dogs can rest anywhere that they need to. Generally these dogs do not have long lifespans and the applicant wants to provide them comfort, pain relief, dignity, a soft bed, and some love before they pass on.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, East &amp; West</td>
<td>Residential Suburban (5 units per acre)</td>
<td>R-1</td>
</tr>
</tbody>
</table>

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 Comprehensive 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 3 dogs due to the size of the property. Per Code, 2 additional dogs are allowed for every 10,000 square feet; however, the size of the property is approximately 7,405 square feet; therefore, a use permit is required to own more than 3 dogs. The applicant has indicated that the increase in the number of dogs will not adversely affect the neighbors and the property is not currently in violation of increased household pets. The property owner can have 3 dogs as a matter of right; therefore, a request to have 11 would be seen as 3 personal dogs and 8 hospice dogs for a total of 11 dogs. Since the property is not in violation and if surrounding neighbors do not have concerns, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- 1 year to review as a public hearing;
- Limited to 3 personal dogs and 8 hospice dogs.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for 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.

Public Works - Development Review
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JACQUULYN RICHEY
CONTACT: JACQUULYN RICHEY, 3871 GREEN LEAF DR, LAS VEGAS, NV  89120