

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-29939 - APPLICANT/OWNER: OLGA HANTIGOVA

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the fourth review of an approved Special Use Permit (UC-33-84), which allowed the keeping of Exotic Animals (a Lion, Tigers and Leopards) at 2225 Montessori Street. Staff recommends denial of this review, and thus Special Use Permit (UC-33-84), as this use no longer occurs at this location.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/02/84	The Board of County Commissioners approved a Special Use Permit (UC-33-84) to allow the keeping of exotic animals, subject to a five year review.
03/19/86	The City Council approved an Annexation Ordinance (A-9-85), as part of a larger request, which brought this property into the City.
06/22/89	The Board of Zoning Adjustment approved a Reinstatement and Extension of Time for Special Use Permit (UC-33-84) which allowed the keeping of exotic animals, subject to a five year review.
06/28/94	The Board of Zoning Adjustment approved a Required Five Year Review for Special Use Permit [UC-33-84(1)] which allowed the keeping of exotic animals, subject to a five year review.
07/22/99	The Planning Commission approved a Required Five Year Review for a Special Use Permit [UC-33-84(2)] which allowed the keeping of exotic animals (a lion, tigers and leopards) at 2225 Montessori Street. Staff recommended approval of the review.
07/13/06	The Planning Commission approved a required five year review (RQR-13824) of an approved Special Use Permit (UC-33-84) which allowed the keeping of Exotic Animals at 2225 Montessori Street, subject to a two year review. NOTE: This review was conditioned for the approval of four unrelated felines.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses affiliated with this review.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

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Field Check	
09/18/08	A field check was carried out by staff with the following observations: <ul style="list-style-type: none"> • There is a single-family dwelling with approximately three to four kennels and accessory structures located in the rear of the property that are clearly visible from the side yard. • There are no visible signs of any animals at this location.

Details of Application Request	
Site Area	
Gross Acres	2.19 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	City Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single-Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

This Special Use Permit was originally approved in 1984 by the Clark County Commission prior to the annexation of the property into the City of Las Vegas and has been in compliance with the conditions of approval from Special Use Permit (UC-0033-84). A field inspection carried out by staff found that the Exotic Animals are no longer kept at this location. Staff confirmed this with the property owner and the City of Las Vegas Animal Control Supervisor, and learned that the animals are often travelling abroad in Asia and are kept off-site at a location within unincorporated Clark

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County when located in the United States.
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FINDINGS

Since the cats are no longer located on site, staff recommends denial of this review, and thus the Special Use Permit (UC-33-84), as it is no longer required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 100

APPROVALS 2

PROTESTS 0