

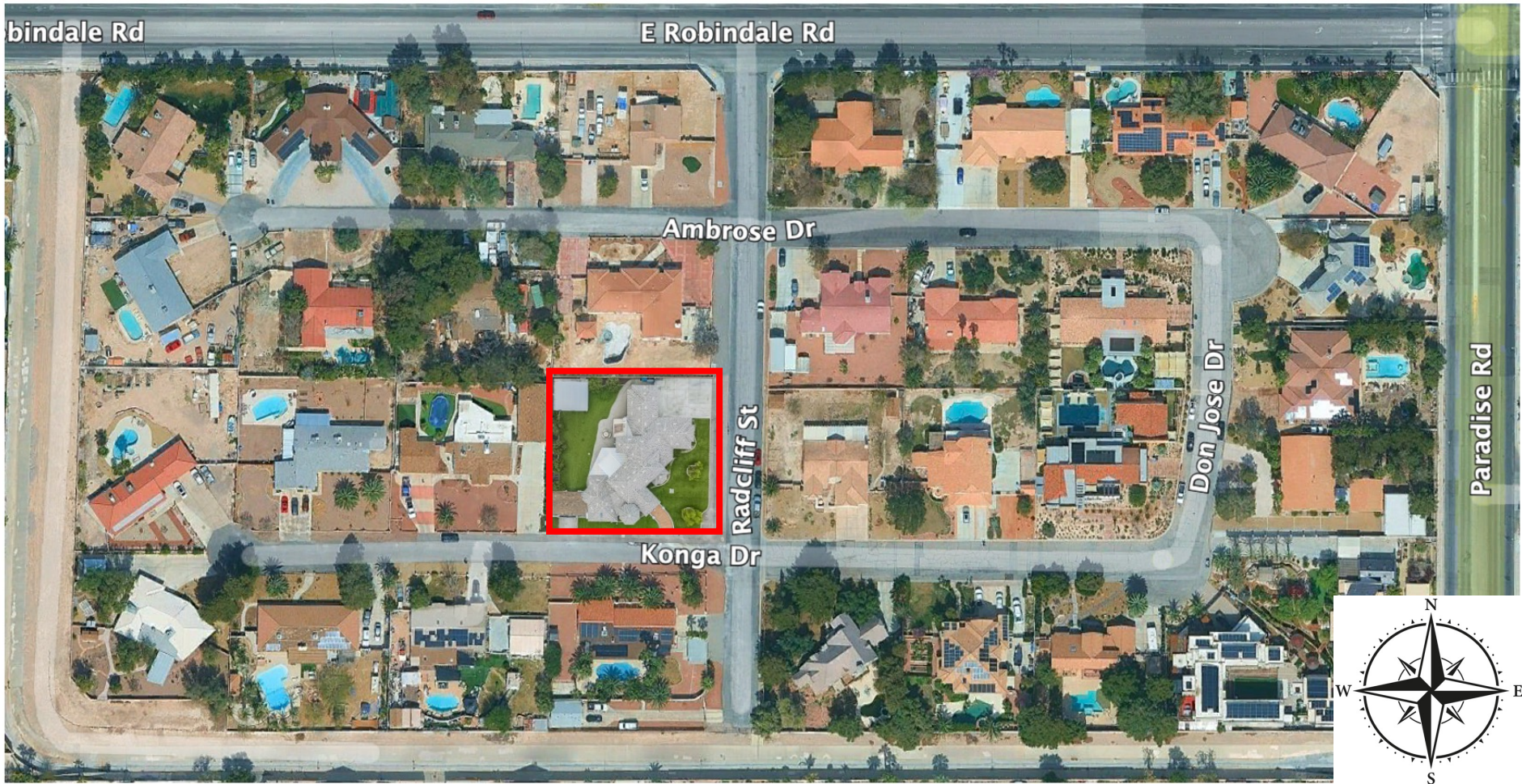
Commission Chair and Board of Commissioners

Barks Vegas is service disable combat veteran owned boutique dog care provider that delivers a premium, “low impact” service that prioritizes quality of care over volume of customers.

Barks Vegas offers a serene, secure, and professional "home-away-from-home" setting for dogs that also reflects our commitment to excellence and community responsibility.

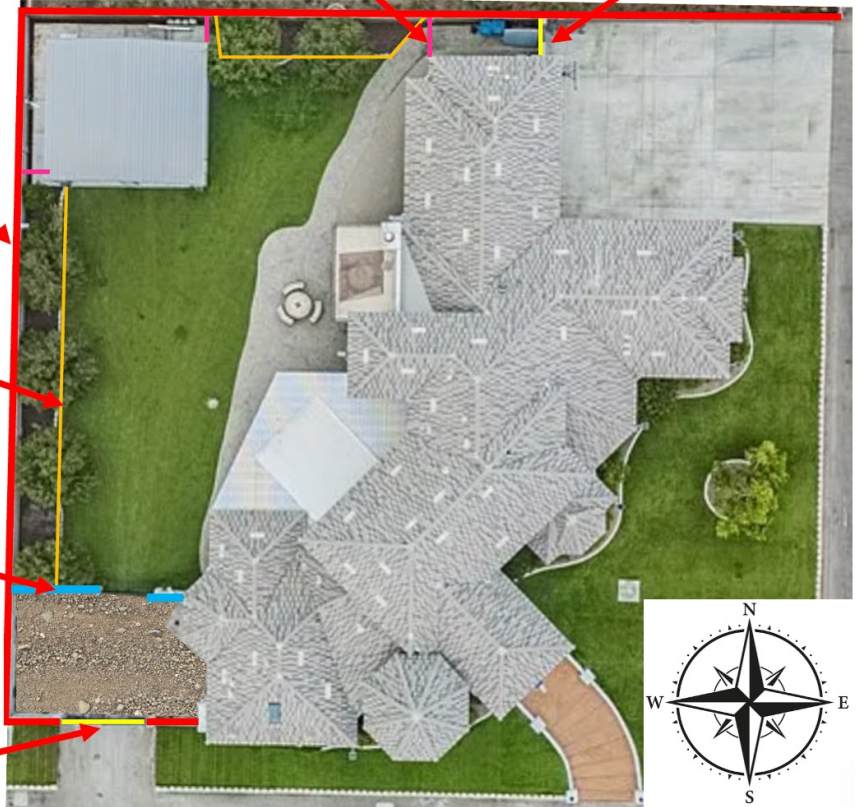
Requesting: USE PERMITS for:

- 1) Allowing a total of 12 dogs
- 2) Allowing a home occupation, with outdoor activity and limited client visits on site
- 3) To waive commercial curb return driveway standards



Subject Property Location

- **Perimeter Wall:** 5' re-enforced cinderblock wall
- **Chainlink Gates:** 5' and secured (2x side of the shed, 1x by the side of the house)
- **Exterior Gate:** 6' Sheet Metal with Wrought Iron (locked)
- **Double Gate:** 7' Sheet Metal with Wrought Iron (locked)
- **Interior Fence:** 3' Wrought Iron adding 5'-6' of set back from the perimeter wall
- **Internal Wall:** 4' re-enforced cinderblock wall



The perimeter walls and gates prevent the public from observing the dogs and ensures that external public stimuli are not visible to the dogs in our care.

It also ensures that dogs can not get loose and remain contained on the property.

Perimeter



- 1 Waiting Area 2 Large Dog Room 3 Small Dog Room 4 Temperament Testing Room
- 5 Outdoor Play Area 6 Dog Feeding Area 7 Grooming Room 8 Dog Restroom Area

1. **Appointment Based:** New Clients, drop off and pick up
2. **Daily Capacity:** 12 dogs split into two groups of 6 (rooms 2 and 3)
3. **Backyard activities max capacity:** 6 dogs
4. **Backyard hours:** 7:00am-7:00pm
5. **Supervision:** No dogs are unsupervised
6. **Waste Management:** Immediate pick up and disposal in sealed bags along with sanitary policies and procedures
7. **Signage:** No permanent signage
8. **Health and Safety:** All dogs are spayed or neutered, must have all vaccines and must be micro chipped
9. **This will be our Primary Residence**



Large Dog Room

Small – Medium Dog Room

Operations

Sound Calculations and References

BARKS VEGAS			
Sound Attenuation Model			
Source			
Parameter	Value	Unit	Notes
Dog bark (source dB)	100	dB	Typical large dog bark measured at 1 ft reference
Reference distance	1	ft	Standard acoustic reference distance for ISL calc
Exterior Wall + Acoustic Paneling			
Parameter	Value	Unit	Notes
Solid exterior wall (STC loss)	20	dB	Typical reinforced cinderblock / stucco construction
NRC 0.95 acoustic panel bonus	0	dB	Additional absorption from 216 sq ft NRC 0.95 paneling
Total wall + panel attenuation	20	dB	Source: Barks Vegas acoustic panel installation
Property Setback (Inverse Square Law)			
Parameter	Value	Unit	Notes
Distance to perimeter wall	41	ft	Nearest property setback distance
ISL attenuation (20×log10(ref/dist))	32.3	dB	Formula: $20 \times \log_{10}(41/1) = 32.3$ dB reduction
Perimeter Cinderblock Wall (Barrier Insertion Loss)			
Parameter	Value	Unit	Notes
Cinderblock wall height	5	ft	Reinforced solid cinderblock perimeter wall
Barrier insertion loss	25	dB	Upper bound; solid masonry with good geometry
Distance from wall to neighbor	2	ft	Measurement point past exterior wall face
Additional ISL drop (41 ft → 43 ft)	0.4	dB	Marginal ISL gain from 2 ft past wall face

Source for Sound and Transmission Ratings

OSHA Technical Manual (OTM), Section III, Chapter 5: Noise U.S. Occupational Safety and Health Administration
The OSHA Technical Manual states directly: "As a principle of physics, the sound pressure level decreases 6 dB, on a Z-weighted (i.e., unweighted) scale, each time the distance from the point source is doubled. This is a common way of expressing the inverse-square law in acoustics. <https://www.osha.gov/otm/section-3-health-hazards/chapter-5>

Auditory Stress: Implications for Kenneled Dog Welfare

Garvey, Stella & Croney — Department of Comparative Pathobiology, College of Veterinary Medicine, Purdue University (2016 Published by Purdue University Cooperative Extension Service
Sales et al. (1997) reported that the bark of a single dog can reach 100 dB
<https://extension.purdue.edu/extmedia/va/va-18-w.pdf><https://extension.purdue.edu/extmedia/va/va-18-w.pdf>

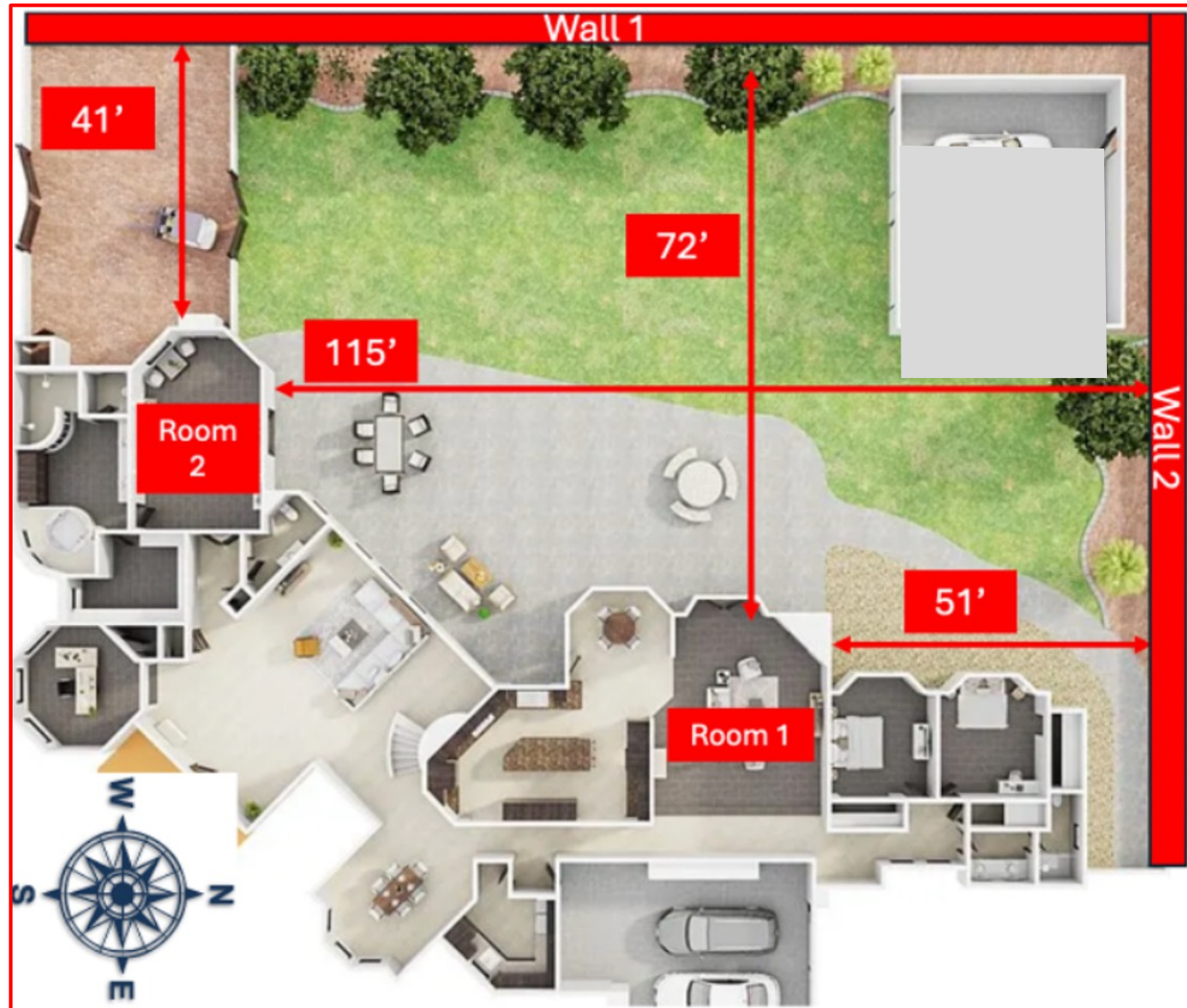
Concrete Masonry & Hardscapes Association (CMHA) — TEK 13-01D Sound Transmission Class Ratings for Concrete Masonry Walls The industry's definitive technical reference, published by the national trade association for CMU construction. A standard 8-inch CMU wall achieves an STC rating of 45–50, reducing urban traffic noise in the 70–80 dB range to a faint whisper. STC ratings are determined per ASTM E90 (laboratory) and ASTM E413 (field classification), both referenced in the TEK. URL: <https://www.cmha.org/resource/tek-13-01d/>

CMHA TEK 13-02A — Noise Control with Concrete Masonry Concrete Masonry & Hardscapes Association The companion technical note addressing outdoor noise control applications. Total noise reduction by a barrier is commonly referred to as insertion loss — defined as the difference in sound level before and after a barrier is placed between source and receiver. FHWA and AASHTO both recommend that a barrier's transmission loss be at least 10 dBA above the attenuation resulting from diffraction over the top. URL: <https://www.cmha.org/resource/tek-13-03a/>

Sengpiel Audio Acoustic Calculator — the industry-standard reference tool for combining incoherent sound sources, used by acoustical engineers worldwide. <https://sengpielaudio.com/calculator-spl.htm>

Noise Pllution dB Addition Interacitive Caculator - Doubling the number of identical incoherent noise sources increases the combined sound level by exactly 3.01 dB. This means operating two identical machines produces only 3 dB more than one — far less than the doubling of loudness, which requires a 10 dB increase. Dogs barking are independent, incoherent sources, so the same rule applies. <https://www.firgelliauto.com/blogs/calculators/noise-pollution-db-addition-calculator>

We used academically and federally accepted physics, sound engineering, construction, and auditory standards.



Distances for Noise Reference

Calculated dB

1 Dog at 100 dB

BARKS VEGAS				
Scenario Comparison — Received dB at Neighbor by Setback Distance				
Scenario	East Neighbor 41 ft (nearest)	Middle of the Backyard 36 ft (middle)	Middle of the Backyard 57.5 ft (middle)	North Neighbor 51 ft (furthest)
Outdoors only — no walls (baseline)	67.7 dB	68.9 dB	64.9 dB	65.8 dB
Outdoors only — with perimeter walls	42.3 dB	43.4 dB	39.6 dB	40.5 dB
Indoors + exterior wall + acoustic panel	47.7 dB	48.9 dB	44.9 dB	45.8 dB
Indoors + ext. wall + perimeter wall	22.3 dB	23.4 dB	19.6 dB	20.5 dB
At every setback distance, the full attenuation scenario produces a received level at or below the ambient outdoor floor. The operation generates no measurable noise impact at any adjacent parcel.				
Reference: Ambient Noise Levels				
Context	Approx. Level	vs. Result	Notes	
Threshold of hearing	0 dB	20–23 dB above	Absolute silence — laboratory conditions	
Rustling leaves / gentle breeze	~20 dB	At or below	Barely perceptible in quiet outdoor setting	
Quiet library / whisper	~30 dB	7–10 dB above	Extremely quiet indoor environment	
Quiet suburban night	~40 dB	17–20 dB above	Low background noise residential setting	
Normal ambient outdoors	50–65 dB	27–45 dB above	Typical suburban daytime baseline	
Normal conversation	~60 dB	37–40 dB above	Standard speech at 3 ft distance	
Clark County residential limit	~65 dB	42–45 dB above	Daytime residential noise ordinance threshold	

6 Dogs at 107* dB

BARKS VEGAS				
Scenario Comparison — dB at Setback Distances				
Scenario	East Neighbor 41 ft (nearest)	Middle of the Backyard 36 ft (middle)	Middle of the Backyard 57.5 ft (middle)	North Neighbor 51 ft (furthest)
Outdoors only — no walls (baseline)	75.5 dB	76.7 dB	72.6 dB	73.6 dB
Outdoors only — with perimeter walls	50.1 dB	51.2 dB	47.3 dB	48.3 dB
Indoors + exterior wall + acoustic panel	55.5 dB	56.7 dB	52.6 dB	53.6 dB
Indoors + ext. wall + perimeter wall	30.1 dB	31.2 dB	27.3 dB	28.3 dB
At every setback distance, the full attenuation scenario produces a received level at or below the ambient outdoor floor. The operation generates no measurable noise impact at any adjacent parcel.				
Reference: Ambient Noise Levels				
Context	Approx. Level	vs. Result	Notes	
Threshold of hearing	0 dB	20–23 dB above	Absolute silence — laboratory conditions	
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*According to the Noise Pollution dB Addition Interactive Calculator

Applying basic physics and universally accepted principals the calculations show the sound of 6 dogs will not impact the nearest neighbors and is below Clark County residential limit of 65 dB.



Assessor

Transactions 1000 feet from Parcel 177-10-701-024

Click on the column header to sort data.

Parcel	Document Number	Date	Price	Distance	Type	Land Use
177-10-701-024	20161114:01284	11/14/2016	\$527,500	0	R	Residential
177-10-701-015 Immediate North	20201113:02855	11/13/2020	\$550,000	157	E	Residential
177-10-701-033 Immediate South	20190325:01456	3/25/2019	\$520,000	166	R	Residential
177-10-701-025 Immediate East	20231229:01055	12/29/2023	\$645,000	194	R	Residential
177-10-701-022 Immediate West	20201231:01925	12/31/2020	\$499,900	299	R	Residential

Property Distances



T 702-365-9312 | F 702-365-9317
 6345 S Jones Blvd, Suite 100
 Las Vegas, NV 89118

TRAFFIC STUDY FOR BARKS VEGAS

Clark County, Nevada
 May 2025



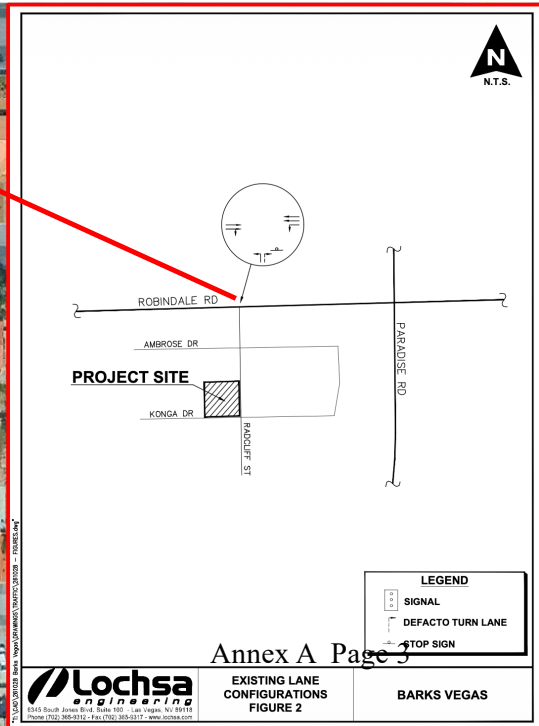
Digitally signed by
 Ted T. Egerton
 Contact Info:
 ted.egerton@lochsa.
 com
 Date: 2026.05.26
 09:09:39-07'00'

Prepared For:

BARKS VEGAS
 7751 Radcliff Street
 Las Vegas, NV 89123

Project No. 261028

www.lochsa.com | Las Vegas | Boise | Denver



Executive Summary

Currently the intersection of Robindale Road and Radcliff Street operates with exceptional levels of service (LOS A). This is anticipated to continue upon completion of the project.

K. RECOMMENDATIONS

Currently, the intersection of Robindale Road at Radcliff Street operates with exceptional levels of service (LOS A). This is anticipated to continue upon completion of the project. Considering the negligible impact on the surrounding roadway network, there are no recommended improvements for this site.

Traffic



May 2026
 Project No. 261028

Start Time	Radcliff Street From North				Robindale Road From East				Radcliff Street From South				Robindale Road From West				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
07:00 AM	0	0	0	0	0	13	1	0	1	0	2	0	0	16	0	0	33
07:15 AM	0	0	0	0	0	20	0	0	1	0	1	0	1	15	0	0	38
07:30 AM	0	0	0	0	0	17	2	0	1	0	1	0	0	19	0	0	40
07:45 AM	0	0	0	0	0	20	1	1	2	0	0	0	1	20	0	0	45
Total	0	0	0	0	0	70	4	1	5	0	4	0	2	70	0	0	156
08:00 AM	0	0	0	0	0	21	0	0	3	0	1	0	1	17	0	0	43
08:15 AM	0	0	0	0	0	21	0	0	1	0	0	0	0	26	0	0	48
08:30 AM	0	0	0	0	0	32	0	0	0	0	1	0	0	38	0	0	71
08:45 AM	0	0	0	0	0	36	1	0	1	0	0	0	2	58	0	0	98
Total	0	0	0	0	0	110	1	0	5	0	2	0	3	139	0	0	260
*** BREAK ***																	
04:00 PM	0	0	0	0	0	25	3	0	1	0	2	0	1	30	0	0	62
04:15 PM	0	0	0	0	0	19	0	0	0	0	0	0	0	30	0	0	49
04:30 PM	0	0	0	0	0	24	2	0	0	0	1	0	1	36	0	0	64
04:45 PM	0	0	0	0	0	22	0	0	0	0	1	0	2	46	0	0	71
Total	0	0	0	0	0	90	5	0	1	0	4	0	4	142	0	0	246
05:00 PM	0	0	0	0	0	26	1	0	0	0	1	0	1	43	0	0	72
05:15 PM	0	0	0	0	0	29	1	0	1	0	3	0	4	27	0	0	65
05:30 PM	0	0	0	0	0	35	2	0	0	0	2	0	1	36	0	0	76
05:45 PM	0	0	0	0	0	19	3	0	2	0	0	0	1	34	0	0	59
Total	0	0	0	0	0	109	7	0	3	0	6	0	7	140	0	0	272
Grand Total	0	0	0	0	0	379	17	1	14	0	16	0	16	491	0	0	934
Apprch %	0	0	0	0	0	95.5	4.3	0.3	46.7	0	53.3	0	3.2	96.8	0	0	
Total %	0	0	0	0	0	40.6	1.8	0.1	1.5	0	1.7	0	1.7	52.6	0	0	

Annex B Page 1

TRIP GENERATION DOG DAYCARE 12 DOGS & 2 EMPLOYEES	
AM PEAK HOUR	
Average Rate = 2*(1 trip per dog) + 1 trip per employee	
T = 2*(12) + 2	
T = 26 Trips	
55% Entering 14 Trips	45% Exiting 12 Trips
PM PEAK HOUR	
Average Rate = 2*(1 trip per dog) + 1 trip per employee	
T = 2*(12) + 2	
T = 26 Trips	
45% Entering 12 Trips	55% Exiting 14 Trips
WEEKDAY	
Total Weekday Trips = (14 + 12) + (12 + 14) = 52 Trips	

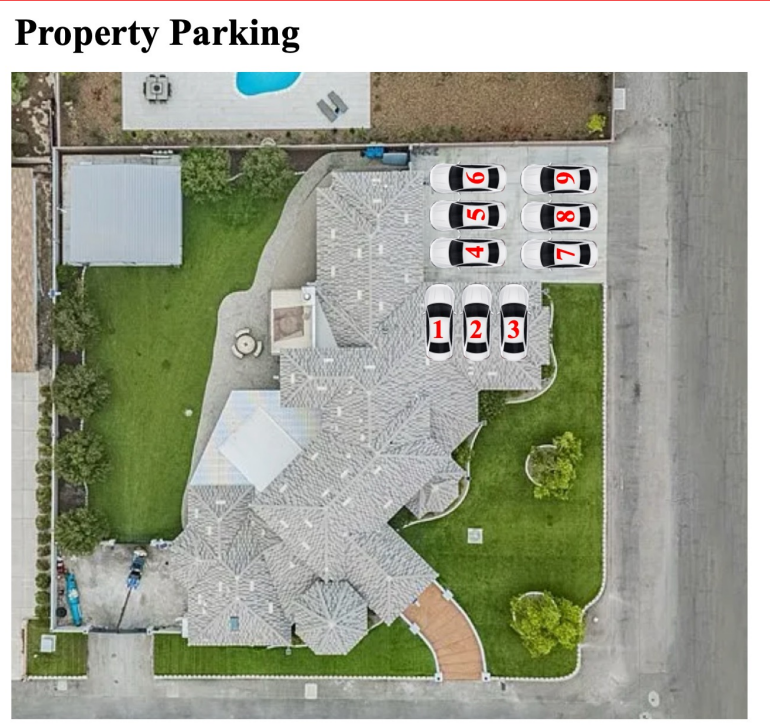
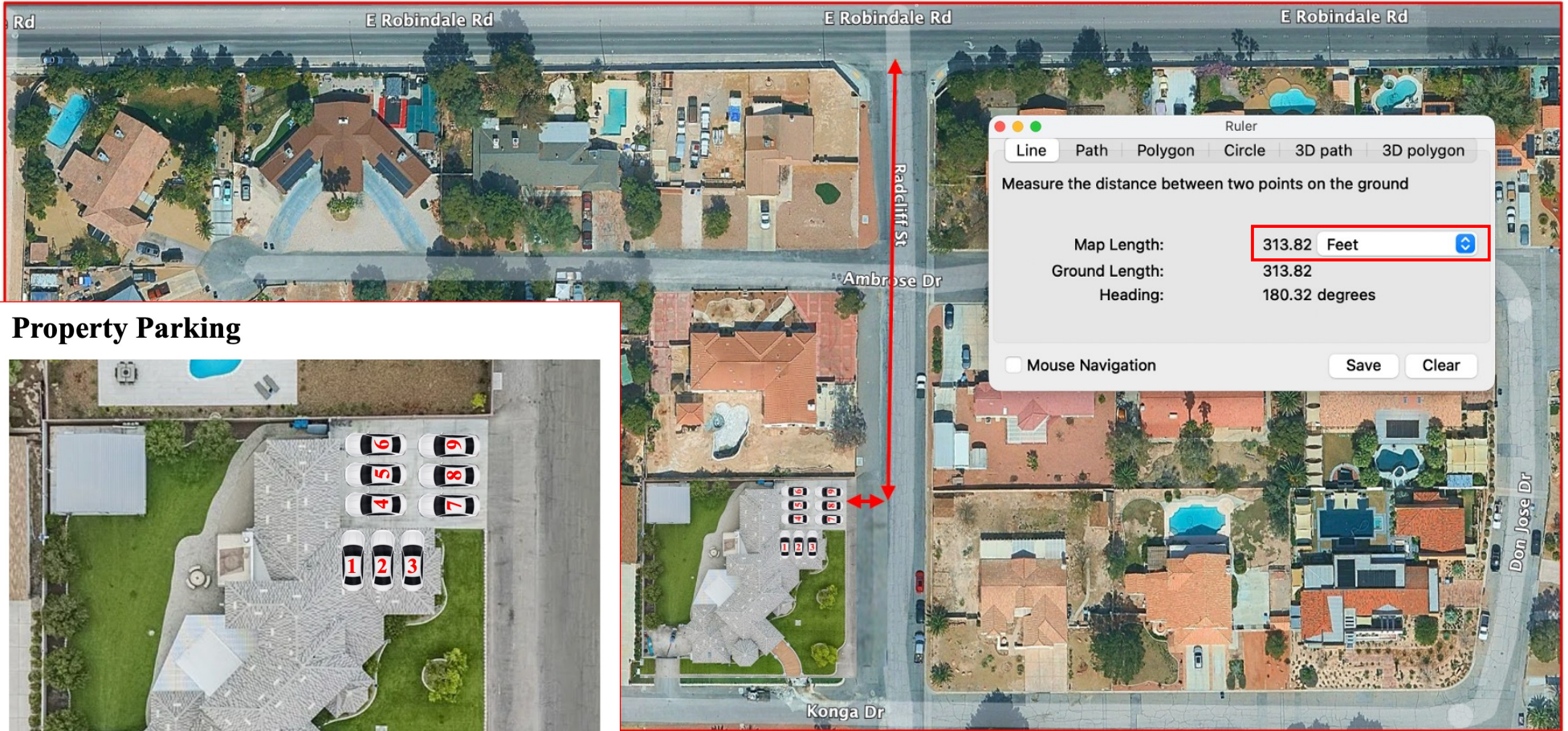
Section E. TRIP GENERATION RATES Page 2

The independent third-party traffic study found our **52 daily trips represent a 5.57% daily traffic increase** and maintains what the study calls an “exceptional level of service” with “negligible impact” on the surrounding roadway network.

Definition of *Negligible*, per Merriam-Webster: so small as to warrant little or no attention.

	Traffic Counts	Barks Vegas Addition	AM Increase
7:00am-7:45am	156	26	6.25%
8:00am-8:45am	260		
Total AM Peak	416		
	Traffic Counts	Barks Vegas Addition	PM Increase
4:00pm-4:45pm	246	26	5.02%
5:00pm-5:45pm	272		
Total PM Peak	518		
	Traffic Counts	Barks Vegas Addition	Daily Increase
Daily Total	934	52	5.57%

Traffic Counts



Parking

Radcliff is a public street and the straight line in and straight line out avoids clients from navigating on private roadways.

Odor Calculations and Sources

BARKS VEGAS — Odor Dispersion Model					
WEATHER CONDITIONS — LAS VEGAS ANNUAL AVERAGES					
Parameter	Value	Parameter	Value		
Annual Avg Temperature (°F)	83.4	Annual Avg Wind Speed (mph)	8.0		
Temperature (°C)	28.6	Wind Speed (m/s)	3.58		
Annual Avg Relative Humidity	2.0%	Pasquill Stability Class	C		
<small>Source: WeatherSpark.com — "Average Weather in Las Vegas, Nevada, United States, Year-Round"</small>					
EMISSION INPUTS					
Parameter	Value	Notes			
Number of Dogs (adjustable)	12	USER INPUT — change to adjust model			
Emission Rate — Immediate Removal (OU/s/dog)	0.0457	<small>Jacobson et al. 2008 × dog:swine ratio × 80% removal reduction</small>			
Emission Rate — Sits 1 Hour (OU/s/dog)	0.2740	<small>Jacobson et al. 2008 × dog:swine ratio (no removal credits)</small>			
Effective Source Height (m)	0.5	<small>Ground-level conservative assumption</small>			
Base Q per Dog — Immediate (OU/s)	0.0457	<small>Emission Rate × 1 dog</small>			
Total Q — Immediate Removal (OU/s)	0.5484	<small>Dogs × Rate (immediate)</small>			
Total Q — Sits 1 Hour (OU/s)	3.2880	<small>Dogs × Rate (1 hr accumulation)</small>			
DISPERSION COEFFICIENTS — Pasquill-Gifford Class C					
<small>$\sigma_y = 0.22z(1+0.0001z)^{-0.5}$ $\sigma_z = 0.16z(1+0.0001z)^{-0.5}$ x = downwind distance (m) Class C: daytime, moderate instability (Las Vegas summer conditions)</small>					
ODOR CONCENTRATION RESULTS					
Distance from Source	Distance (m)	σ_y (m)	σ_z (m)	Conc — Immediate Removal (OU/m ³)	Conc — Sits 1 Hour (OU/m ³)
▲ Human Detection Threshold = 1.0 OU/m ³ Values above 1.0 OU/m ³ are detectable					
At Source (0 ft)	0.001	0.000	0.000	0.5484	3.2880
10 ft	3.048	0.670	0.488	0.8883	0.5292
41 ft (Nearest Setback)	12.497	2.748	1.998	0.8086	0.0517
51 ft	15.545	3.417	2.485	0.8056	0.0338
100 ft	30.480	6.695	4.869	0.0015	0.0089
150 ft	45.720	10.035	7.299	0.0007	0.0040
200 ft	60.960	13.371	9.724	0.0004	0.0022
313 ft	95.402	20.889	15.192	0.0002	0.0009
500 ft	152.400	33.275	24.200	0.0001	0.0004
740 ft (Max Setback)	225.552	49.071	35.688	0.0000	0.0002
REGULATORY COMPLIANCE SUMMARY					
Human Detection Threshold	1.0 OU/m ³	<small>ASTM E679-19 / EN 13725:2022 — defined detection limit</small>			
Clearly Perceptible Odor	5 – 10 OU/m ³	<small>Complaint-level nuisance threshold</small>			
Nevada Violation Standard	NAC 445B.22087	<small>Requires 2 measurements after 8:1 dilution within 1 hour — practically unenforceable at this scale</small>			
Emission Basis	Jacobson et al. 2008	<small>USDA-funded peer-reviewed livestock olfactometry; downward-adjusted for dog:swine mass ratio</small>			
Immediate Removal Reduction	80% reduction	<small>Waste removed before accumulation; primary odor source eliminated at emission point</small>			
Weather Source	WeatherSpark.com	<small>https://weatherspark.com/2228/Average-Weather-in-Las-Vegas-Nevada-United-States-Year-Round</small>			

BARKS VEGAS — Sources & Citations		
Source	Description	URL / Reference
WeatherSpark.com	Las Vegas annual average weather data — temperature (83.4°F), wind speed (8 mph), relative humidity (2%)	https://weatherspark.com/2228/Average-Weather-in-Las-Vegas-Nevada-United-States-Year-Round
Jacobson et al. (2008)	Quality Assured Measurements of Animal Building Emissions: Odor Concentrations. USDA-funded, peer-reviewed. Establishes livestock odor emission rates (OU/s) per animal unit.	<i>J. Air Waste Manag. Assoc.</i> 58(6):806-811. PMID: 18581810. https://pubmed.ncbi.nlm.nih.gov/18581810/
Schauburger et al. (2012)	Empirical Model of Odor Emission from Deep-Pit Swine Finishing Barns. Establishes 48 OU/s per 500 kg animal unit as standard odor emission factor.	<i>Atmospheric Environment</i> 56:27-35. https://doi.org/10.1016/j.atmosenv.2012.04.020
ASTM E679-19	Standard Practice for Determination of Odor and Taste Thresholds — defines 1.0 OU/m ³ as human detection threshold. Primary U.S. olfactometry standard.	ASTM International. https://www.astm.org/Standards/E679.htm
EN 13725:2022	Determination of Odour Concentration by Dynamic Olfactometry. International standard defining 1 OU/m ³ as the detection threshold by definition.	European Committee for Standardization (CEN). CEN/TC 264
Pasquill-Gifford (1961/1976)	Atmospheric Diffusion Stability Classes and dispersion coefficients. Foundation of the Gaussian plume model used in this analysis. Class C represents daytime, slight-moderate instability — appropriate for Las Vegas summer conditions.	<i>Pasquill, F. (1961). The estimation of the dispersion of windborne material. Meteorol. Mag.</i> 90:33-49
OSHA Technical Manual §III Ch.5	Federal confirmation of Inverse Square Law in acoustics: 'sound pressure level decreases 6 dB each time the distance from the point source is doubled.' — principle of physics.	U.S. OSHA. https://www.osha.gov/otm/section-3-health-hazards/chapter-5
NAC 445B.22087	Nevada odor violation standard. Requires two detectable measurements within one hour, each after dilution with 8 volumes of odor-free air. NDEP has proposed full repeal.	Nevada Administrative Code. Nevada Division of Environmental Protection.

We used academically and federally accepted odor and quality assurance measurement standards.

Odor Concentration Summary

12 Dogs

6 Dogs

BARKS VEGAS — Odor Concentration at Key Setback Distances

Distance	Immediate Removal (OU/m ³)	Sits 1 Hour (OU/m ³)	Status vs. 1.0 OU/m ³ Detection Limit
At Source	0.5484	3.2880	Source emission rate (OU/s), not OU/m ³
10 ft (Near-source)	0.0883	0.5292	✓ Both scenarios below detection
41 ft — Nearest Setback	0.0086	0.0517	✓ Both scenarios below detection
51 ft	0.0056	0.0338	✓ Both scenarios below detection

Human Odor Detection Threshold = 1.0 OU/m³ | Source: ASTM E679-19 / EN 13725:2022

METHODOLOGY

Dispersion Model: Pasquill-Gifford Gaussian Plume (Class C — daytime, slight-moderate instability)

Formula: $C(x) = Q / (\pi \cdot \sigma_y \cdot \sigma_z \cdot u) \cdot \exp[-H^2 / (2\sigma_z^2)]$

$\sigma_y = 0.22x(1+0.0001x)^{-0.5}$ | $\sigma_z = 0.16x(1+0.0001x)^{-0.5}$ | x in meters

Las Vegas Annual Avg: 83.4°F / 8 mph wind / 2% relative humidity — WeatherSpark.com

Emission basis: Jacobson et al. (2008), J. Air Waste Manag. Assoc. 58(6):806-811 (USDA-funded livestock olfactometry)

Dog:swine odor ratio: -1:6 by body mass (30 kg dog vs 180 kg swine animal unit equivalent)

Immediate removal: 80% source reduction credit applied per immediate waste removal protocol

1-Hour accumulation: Full emission rate applied; no removal credit

BARKS VEGAS — Odor Concentration at Key Setback Distances

Distance	Immediate Removal (OU/m ³)	Sits 1 Hour (OU/m ³)	Status vs. 1.0 OU/m ³ Detection Limit
At Source	0.2742	1.6440	Source emission rate (OU/s), not OU/m ³
10 ft (Near-source)	0.0441	0.2646	✓ Both scenarios below detection
41 ft — Nearest Setback	0.0043	0.0258	✓ Both scenarios below detection
51 ft	0.0028	0.0169	✓ Both scenarios below detection

Human Odor Detection Threshold = 1.0 OU/m³ | Source: ASTM E679-19 / EN 13725:2022

METHODOLOGY

Dispersion Model: Pasquill-Gifford Gaussian Plume (Class C — daytime, slight-moderate instability)

Formula: $C(x) = Q / (\pi \cdot \sigma_y \cdot \sigma_z \cdot u) \cdot \exp[-H^2 / (2\sigma_z^2)]$

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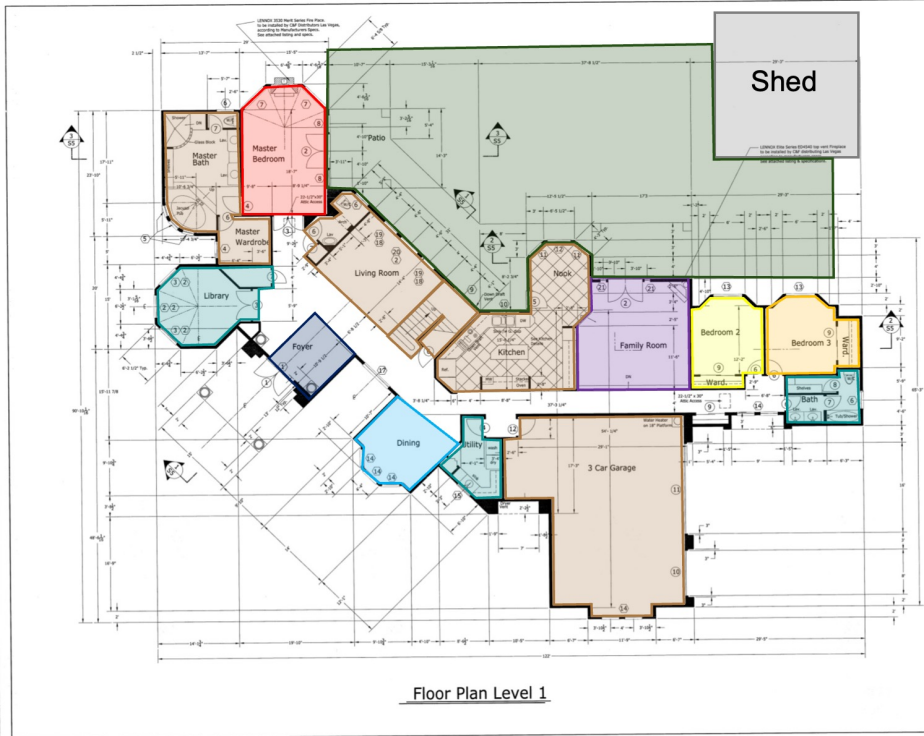
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Immediate removal: 80% source reduction credit applied per immediate waste removal protocol

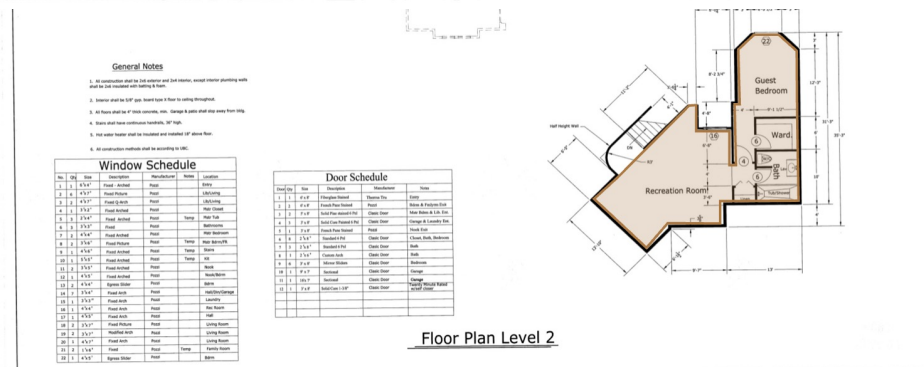
1-Hour accumulation: Full emission rate applied; no removal credit

Applying the EPA-endorsed dispersion modeling odor generated from waste would fall below human detection of 1.0 OU (Odor Unit)

Living Space



RESIDENCE FOR MICHAEL & DEBRA DE GRAW LOT 024 RADCLIFF STREET LAS VEGAS NV



RESIDENCE FOR MICHAEL & DEBRA DE GRAW LOT 024 RADCLIFF STREET LAS VEGAS NV

Location	Approx Sq Ft	Use	Purpose	Usage Percent
Master Bedroom	306	Dog daycare Area	Small dog room	6.5%
Foyer	144	Dog daycare Area	Entrance for dog drop off and pick up	3.1%
Dining	130	Dog daycare Area	Dogs recently arrived or preparing for departure	2.8%
Family Room	361	Dog daycare Area	Large and Medium dog room	7.7%
Bedroom 2	143	Dog daycare Area	Temperment testing room	3.0%
Bedroom 3	143	Dog daycare Area	Grooming room	3.0%
Total Usage	1,227			26%

Location	Approx Sq Ft	Use	Purpose	Usage Percent
Living Room	434	Residence	Personal	9.2%
Kitchen	345	Residence	Personal	7.3%
Nook	143	Residence	Personal	3.0%
Master Bath	253	Residence	Personal	5.4%
Master Wardrobe	100	Residence	Personal	2.1%
Garage	928	Residence	Personal	19.7%
Level 2 Bath	208	Residence	Personal	4.4%
Level 2 Guest Room	195	Residence	Personal	4.1%
Level 2 Recreation Room	247	Residence	Personal	5.2%
Total Usage	2,853			61%

Location	Approx Sq Ft	Use	Purpose	Usage Percent
Library	240	Residence and Dog Daycare	Mixed use office	5.1%
Utility	70	Residence and Dog Daycare	Mixed use laundry room	1.5%
Bath	120	Residence and Dog Daycare	Mixed use bathroom	2.5%
Total Usage	430			9%

	Approx Sq Ft	Usage Percent
Total Usage Square Footage	4,510	96%
Estimated Unaccounted Sq ft (i.e. hallways)	200	4%

Total Property Assessed Square Footage (not land)	4,710
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Location	Approx Sq Ft	Use	Purpose
Not considered part of the assessed property square footage			
Shed	624	Dog Care Area	Dog mealtime area and storage
Assessed as land square footage not structural square footage			
Grass Area	3,105	Dog Care Area	Outdoor play area

Total Living Space: 2,853 sq. ft.*
Total Dog Day Care Space: 1,227 sq. ft.*
 *Not including shared space or outdoor space

Freedom of Information Act Request

Pet Fancier Application 10.08.160 \$50 application fee **91 Active Permits**

A dog or cat fancier/foster permit allows a person to keep or possess on his property, at one location, safely confined in a completely enclosed building, residence or enclosed lot, more than three but not more than **six** spayed or neutered dogs and up to 10 spayed or neutered cats older than four months of age, as companion animals.

Required Documents

- Proof of current rabies vaccination from a licensed veterinarian for each animal.
- Proof of sterilization from a licensed veterinarian for each animal.
- Proof of a registered microchip for each animal.
- Proof of organization foster agreement for each animal (not required for fancier permit).

Breeder Permit Application 10.08.135 Permit allows them to also get a business license **56 Active Permits**

A person with a breeder/show permit is allowed to keep and maintain, in a clean, healthy, and safe environment, not to exceed eight intact or sterilized pet dogs, one year of age or older, or **eight** intact or sterilized pet cats, eight months of age or older.

Required Documents

- Proof of current rabies vaccination and/or sterilization from a licensed veterinarian for each animal.
- Proof of a registered microchip for each animal.

From: JustFOIA Notification <ClarkCountyNV@request.justfoia.com>

Date: May 15, 2026 at 10:39:22 PDT

Subject: Clark County Animal Protection Services APS-2026-374: Complete

Reply-To: 05fb5346-6750-48e8-aa05-8962600f5c27.ClarkCountyNV@request.justfoia.com

Dear Requestor,

The Clark County Animal Protection Services is in receipt of your Animal Protection Services Request. There are a **56 Active Breeder/Show Permits**, **91 Active Fancier Permits** and **5 Active Foster Permits**.

Thank you,

Clark County Animal Protection Services

4701 W. Russell Rd, 1st Floor

Las Vegas, NV 89118

702-455-7710

animalprotectionservicesinfo@clarkcountynv.gov

Clark County already authorizes the exact outdoor dog presence Barks Vegas proposes. Any resident may keep six dogs under an unregulated Pet Fancier permit, the same six Barks Vegas allows outdoors at any given time, and two less than what a Breeder permit allows.

County currently maintains 91 active Pet Fancier permits and 56 active Breeder permits, none requiring zoning review or Board approval.

Six dogs outdoors is not a departure from residential norms, it is the established, accepted standard the County applies countywide. Barks Vegas falls squarely within it.

Dog Permits issues w/out the same approval process

Similarities:

1. Caring for living beings
2. Capacity Limits
3. Traffic
4. Sound
5. Odor

DPBH-CHILD CARE LICENSING PROGRAM

TOTAL OPEN FACILITIES	Licensed Facilities/ Family	Licensed Facilities/ Group	Licensed Facilities/ Center	Licensed Facilities / III Care
CLARK				
Boulder City	0	0	3	0
Henderson	4	2	48	0
Indian Springs	1	0	0	0
Las Vegas	19	51	178	0
Laughlin	0	0	0	0
Mesquite	0	0	2	0
North Las Vegas	7	18	20	0

Licensed Facilities / Family **Up to 6 children**

(Source: NAC 432A.100 / NRS 432A, Southern Nevada Health District)

30 Permits Issued

Licensed Facilities / Group **7-12 children**

(Source: NAC 432A / Southern Nevada Health District)

71 Permits Issued

Peer-reviewed acoustic measurement establishes that a crying or screaming child produces source-level sound intensities ranging from approximately **102 to 120 dB**, with an average crying intensity near **112 dB** and individual screams reaching as high as **125 dB**.¹

These levels meet or exceed the conservative **100 dB** single-dog bark baseline applied throughout our Sound Impact Study.

The County already permits over 100 residential daycare facilities without requiring traffic studies, noise mitigation analyses, or adverse-impact findings. These existing home occupations generate traffic and characteristic noise levels that are as loud as—or louder than—the levels modeled for Barks Vegas.

If a use generating 102 to 120 dB at the source is compatible with residential zoning under the Home Occupation designation, there is no rational basis for concluding that a professionally managed dog care operation, employing acoustic paneling, anti-bark technology, and 41-51' setbacks is not.

¹ Pugh, K., *The Cry of the Child and Its Relationship to Hearing Loss*, Eastern Kentucky University, Encompass Undergraduate Research Archive. <https://encompass.eku.edu/cgi/viewcontent.cgi?article=1011&context=ugra>

While dog care services are sometimes perceived as a luxury, many Las Vegas residents rely on them as a practical necessity, whether to ensure their pet's welfare during extended work hours or to provide supervised care while traveling.

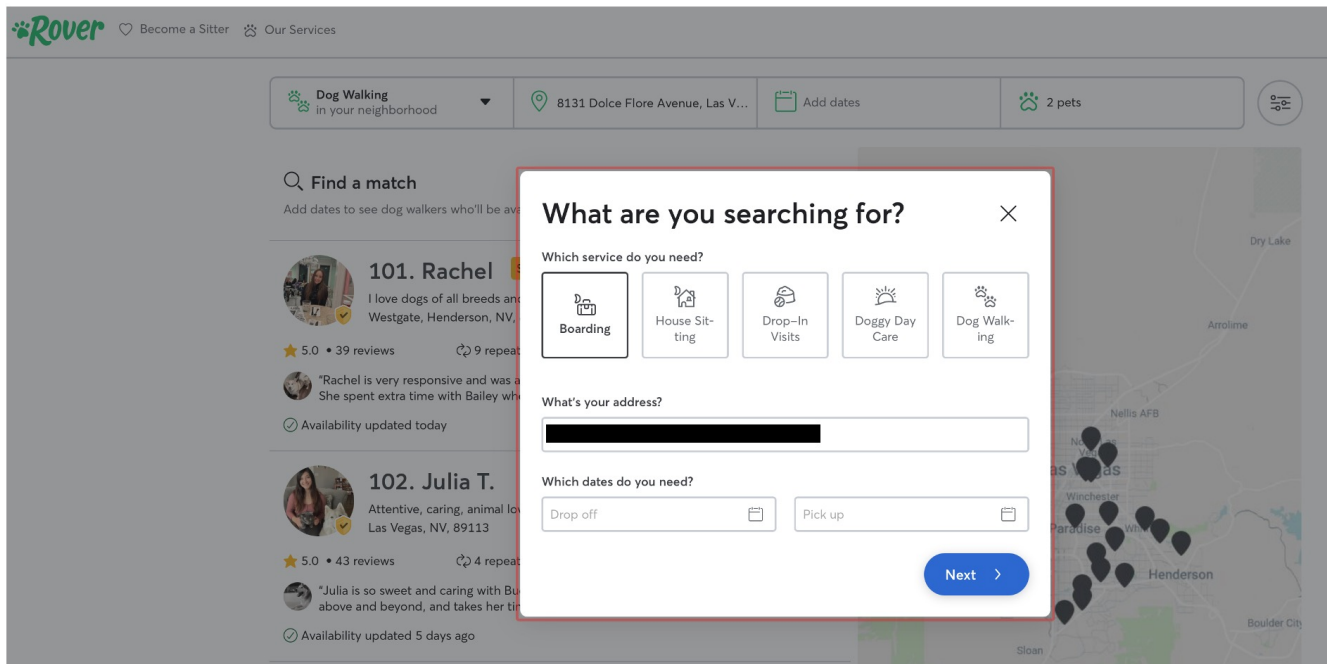
A dog is a living being deserving of proper care, and that need should not be dismissed simply because the subject is an animal rather than a child.

Nevada Division of Social Services, Nevada Child Care Licensing produced

“Licensed Child Care Facility Capacity Report” (December 2025)

<https://dss.nv.gov/uploadedFiles/dwssnv.gov/content/Care/CCL/Licensing-Info/Reports/dec.pdf>

In-Home child daycare vs. residential dog daycare



A simple internet search for dog daycare produced the website Rover.com. According to their website “ *Rover is a place to find and connect with local pet sitters and service providers. Book trusted care for dogs and cats, whenever and wherever you need it!*” Rover only requires the pet care providers to pass a basic background check before they are allowed to begin offering services. The platform lacks mandatory requirements for provider training, facility inspections, or standardized vaccination policies. Furthermore, there are no established criteria regarding minimum age, space capacity, operational procedures, or proof of business licensing and professional liability insurance.

A search of the **Rover platform identified 223 active dog daycare and boarding providers residing in residential zone neighborhoods in the Las Vegas area.** This potentially represents 223 unregulated operations that bypass local licensing, insurance requirements, and safety oversight, creating a significant liability for pet owners and a risk to animal welfare.

Addressing a Critical Community Service Gap

Advisory Board and Community Feedback

Both the Staff Report and the Advisory Board relied on traffic as a central basis for their conclusions. Yet when we asked whether a traffic analysis was required for this application, we were told it was not. It is fundamentally unfair to recommend denial on a metric the County never required the applicant to address.

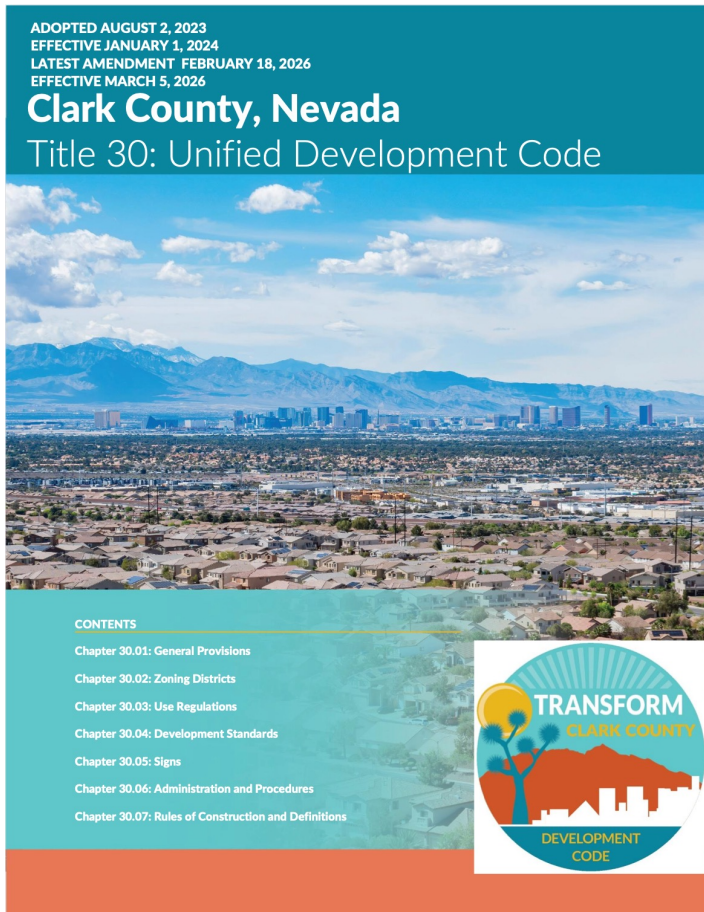
We commissioned an independent study regardless. It concluded that our traffic increase maintains an **"exceptional level of service"** with **"negligible impact,"** directly answering the concern that drove the denial recommendation.

PUBLIC COMMENT

We respect the community and value their participation. Their concerns, traffic, noise, and odor, are the same ones we addressed through independent science, and the record shows Barks Vegas will have no negative impact on any of them.

To engage those concerns directly, we published a dedicated information website, emailed neighbors, and mailed postcards inviting the community to a meeting weeks before the Advisory Board hearing. **Not one resident attended.**

Every step was taken transparently, at our own expense, and in good faith, because that is how we intend to operate as a neighbor.



Chapter 30.07 Rules of Construction & Definitions
30.07.02 Defined Terms
J Designees

Kennel
A building, structure, or premises on which Household Pets are kept for an **indefinite period** typically for compensation.

Title 30: Unified Development Code **295**
August 2023

To a reasonable person, "indefinitely" means for an open-ended, unspecified period with no fixed end date, continuing until something changes or someone acts to end it.

Barks Vegas does not keep dogs indefinitely there is a contracted drop off and pick up time.

Clark County Definition of Kennel

Review



Closing

Using accepted scientific methods and Clark County's own engineering data, we have met the burden of proof on all three waiver standards. We went further, conducting noise studies, independent traffic analysis, and odor modeling, none of which were required, and each one concluded this operation will have **no negative impact on the community.**

The opposition to this application is driven by bias, emotion, and subjective reaction, not by an objective review of the facts before this Board. The science is not in dispute. The code comparisons are not in dispute. No opponent has submitted an acoustic study, a dispersion analysis, or a traffic count to rebut the record. Opposition has been expressed as opinion and sentiment alone.

The volume of public sentiment, unsupported by evidence, should not supply the basis for a denial. The record holds scientific analysis and Clark County's own permitting precedent on one side, and unsubstantiated opinion on the other.

This Board has the opportunity to decide this application as the process intends: on the evidence and the impact, not on sentiment or the number of people making accusations they have not proven.

Closing

Approving Barks Vegas does not create a new problem. **It gives Clark County a regulated, inspectable, taxable and enforceable operation, which is precisely what the permitting process is designed to produce.**

The evidence provided supports an approval of this application and we are simply asking for the same opportunity Clark County extends to in-home childcare providers.

We respectfully request that this Board grant the permit and the associated waivers.

Thank you, we appreciate the Board's time and careful consideration.