



LAS VEGAS
CITY COUNCIL

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CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

July 16, 2015

Ms. Charlotte M. Lee
5771 West Rosada Way
Las Vegas, Nevada 89130

**RE: ABEYANCE - SUP-58149 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 15, 2015**

Dear Ms. Lee:

The City Council at a regular meeting held on July 15, 2015 **APPROVED** a request on an Appeal filed from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED ANIMAL KEEPING & HUSBANDRY USE TO ALLOW 60 DOMESTIC ANIMALS (HORSES AND CATTLE) WHERE A MAXIMUM OF 25 DOMESTIC ANIMALS ARE ALLOWED at 5771 West Rosada Way (APN 125-36-302-004), R-E (Residence Estates) Zone, Ward 6 (Ross).

The approval is subject to the following conditions:

Planning

1. All waste shall be removed from the property a minimum of three times per week. The property owner shall maintain a contract with the City of Las Vegas Franchisee Waste Disposal Company. Manure shall not be spread across the property nor stored in piles.
2. The only commercial activity permitted throughout the year shall be roping of cattle.
3. The applicant shall be permitted to obtain a Temporary Commercial Permit to conduct rodeo events of up to 10 days per event for a maximum of three times per calendar year.
4. Limited to 30 horses and 12 cattle until July 15, 2016. Upon a successful administrative review at 12 months, the Director may approve an increase to 40 horses and 20 cattle

5. Administrative review in 6 months

6. Administrative review in 12 months
7. Administrative review in 18 months

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-61149

Ms. Charlotte M. Lee
SUP-58149 - Page Two
July 16, 2015

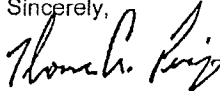
8. Conformance to the Conditions of Approval of Special Use Permit (SUP-58148), if approved.
9. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use.
10. The Animal Keeping & Husbandry use shall be limited to a maximum of 40 horses and 20 cattle.
11. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
12. Prior to issuance of a business license all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

15. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval for a commercial Individual Septic Disposal System (ISDS) prior to the issuance of any building permits. Alternatively, connect to the public sewer and abandon the existing ISDS according to SNHD regulations.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

DJR

TAP:clb

RQR-61149



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ELIZABETH N. FRETWELL
CITY MANAGER

September 8, 2015

Ms. Charlotte M. Lee
5771 West Rosada Way
Las Vegas, Nevada 89130

**RE: RQR-61149 - ADMINISTRATIVE REQUIRED REVIEW - SPECIAL
USE PERMIT
PREVIOUS CASE: SUP-58149
5771 West Rosada Way (APN 125-36-302-004)**

Dear Ms. Lee:

Our records indicate the above referenced action will be scheduled for an administrative review on **December 15, 2015**, at which time staff may recommend that the use be discontinued.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **October 29, 2015** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

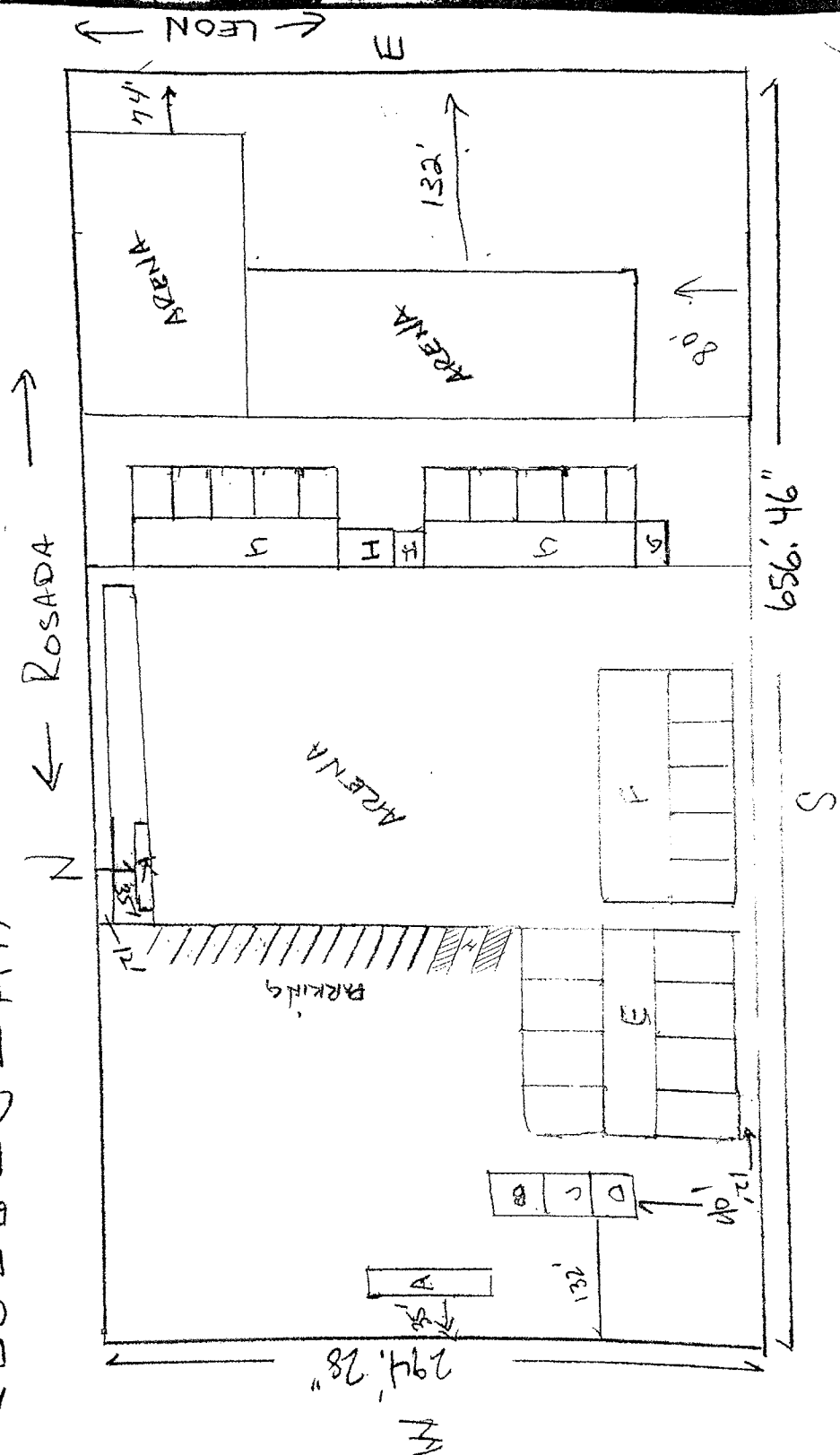
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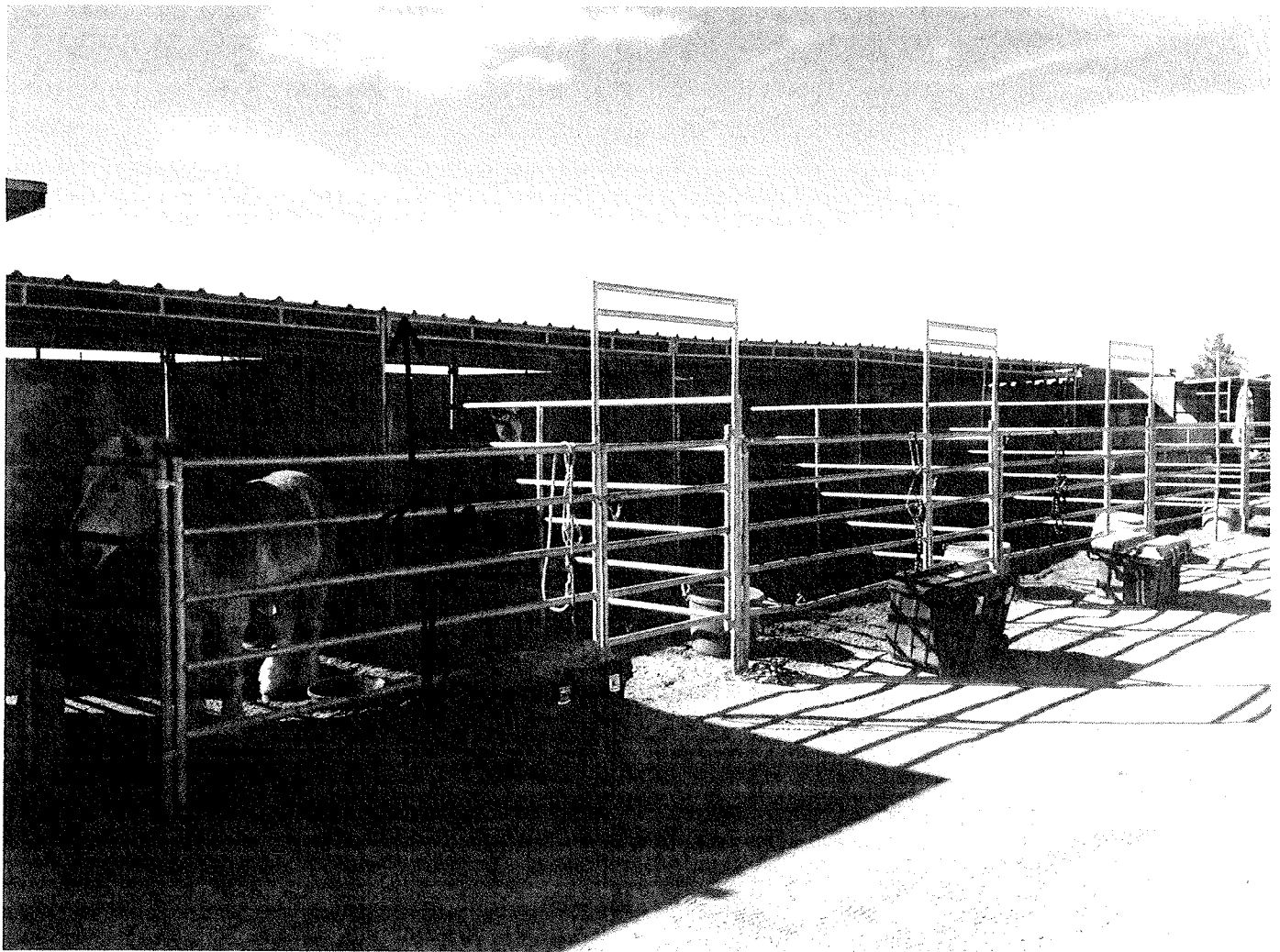
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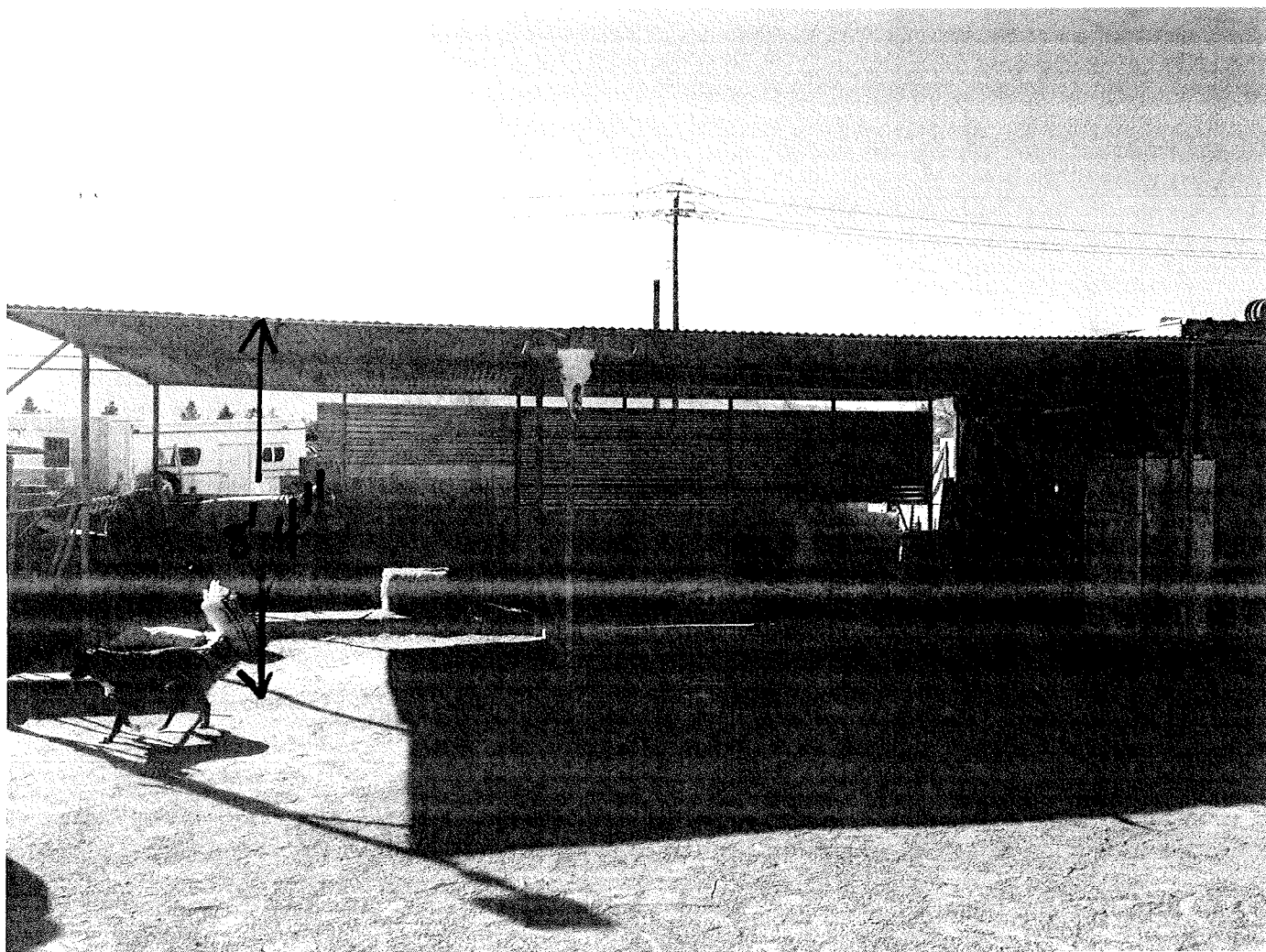
/city of las vegas

- A - RESIDENCE
- B - PATIO/SHED
- C - TACK ROOM
- D - Hay shed
- E - STALLS
- F - STALLS
- G - REST ROOM
- H - Hay shed
- I - TACK ROOM
- J - STALLS
- K - Cow shade

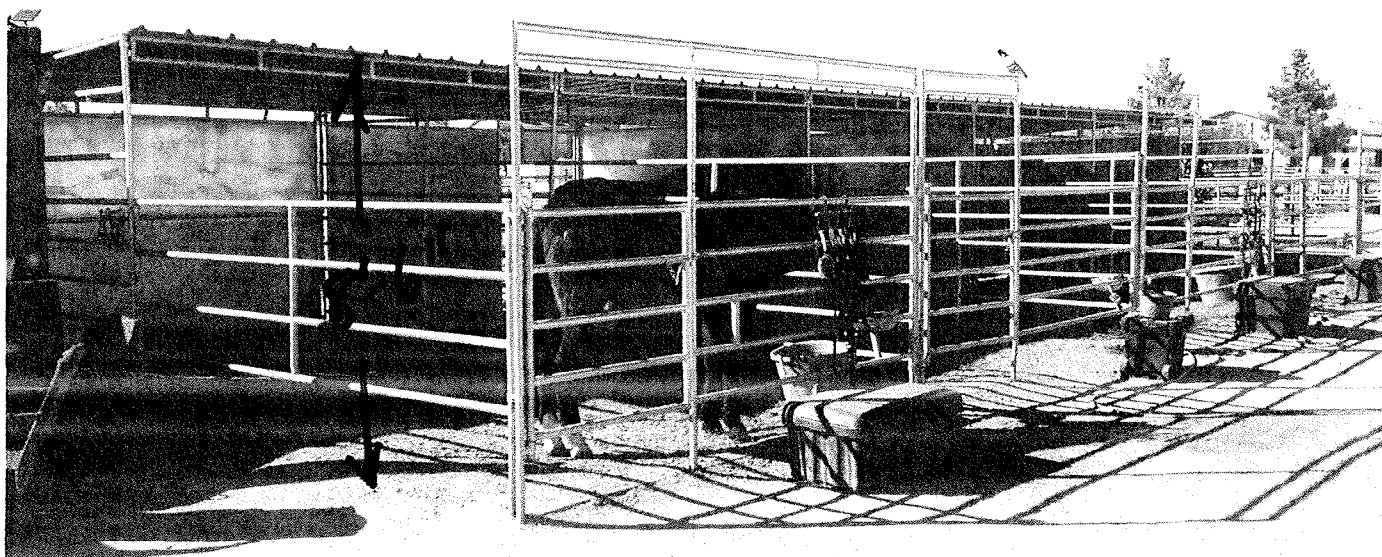




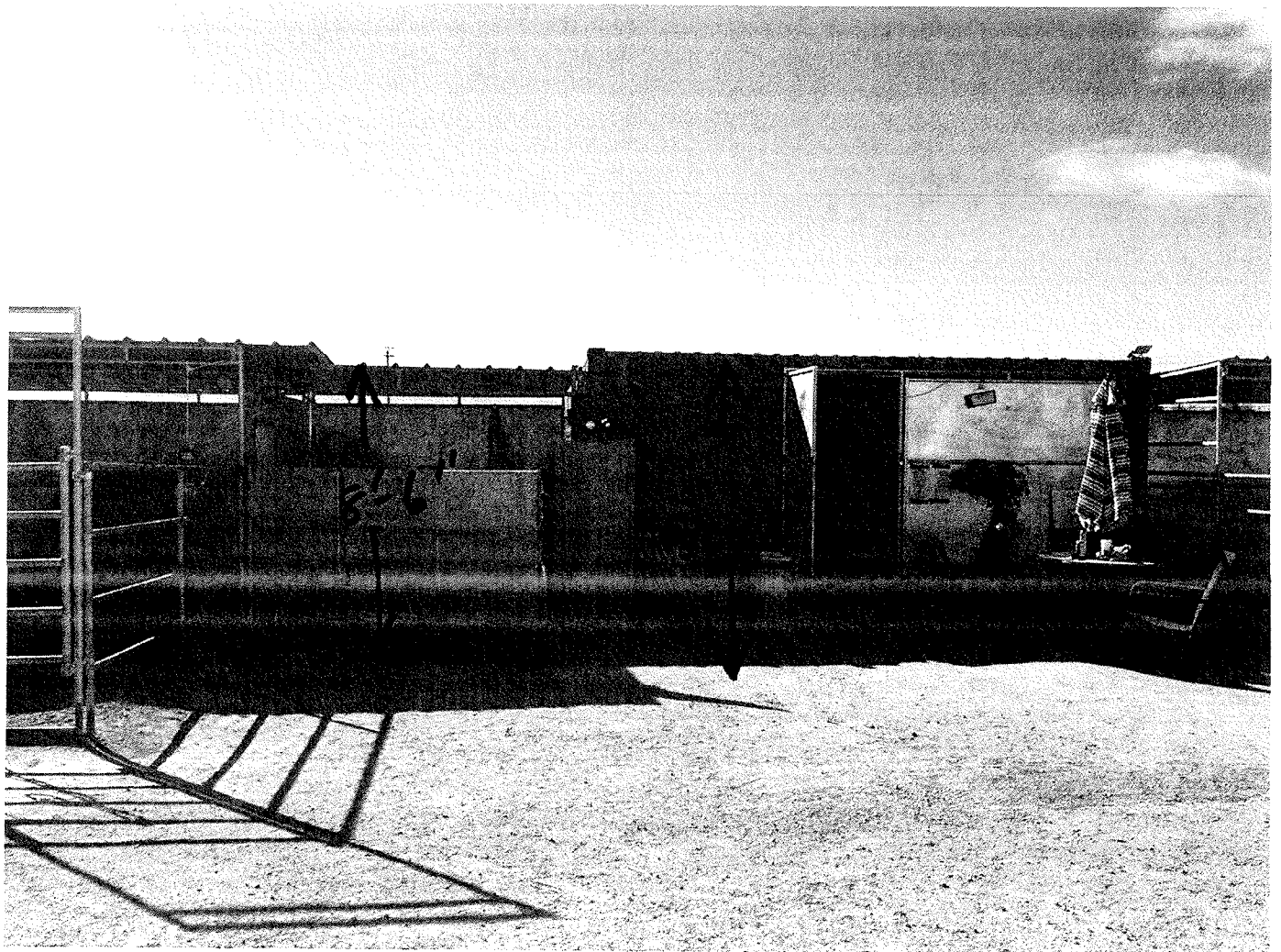
G- 5 stalls
8'-6" hgt
12' x 24'



D- HAY SHED
8' 4" HGT
32' x 16'



J- 5. Stalls
8'-6" HGT
12' x 24'



H- Hay Room

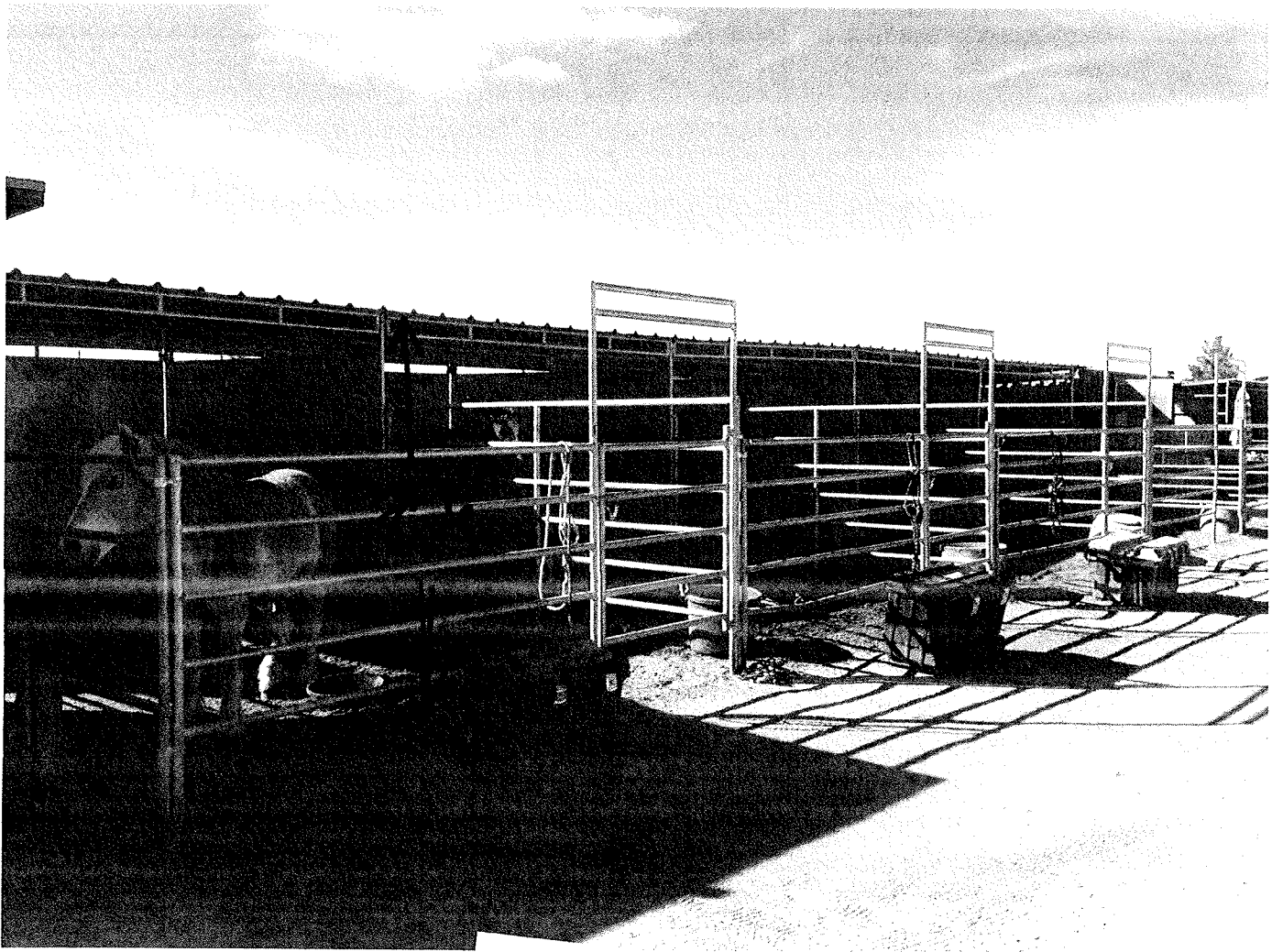
8'-6" HGT

10' x 10'

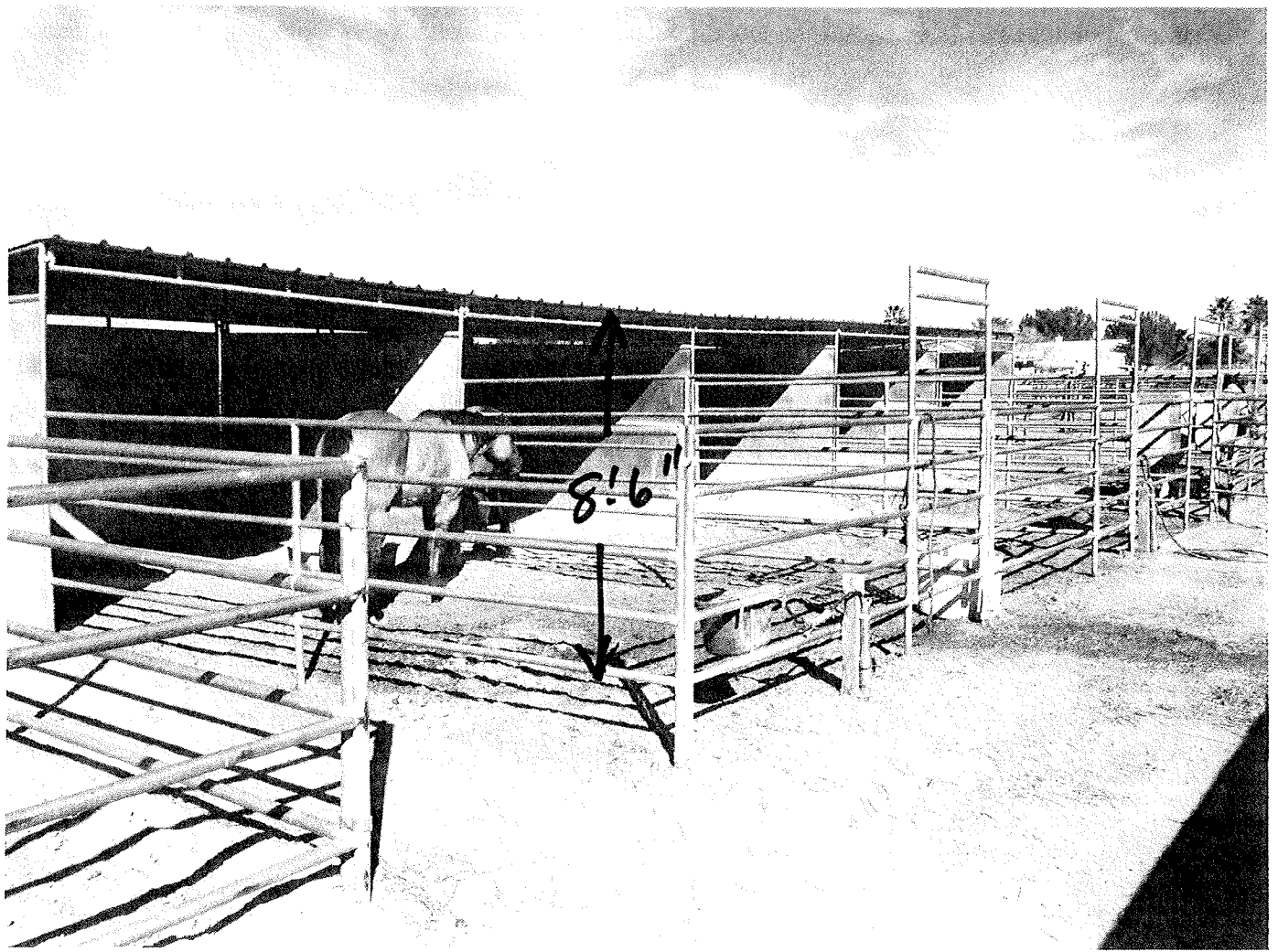
I- TACK ROOM

8'-10" HGT

0' x 20'



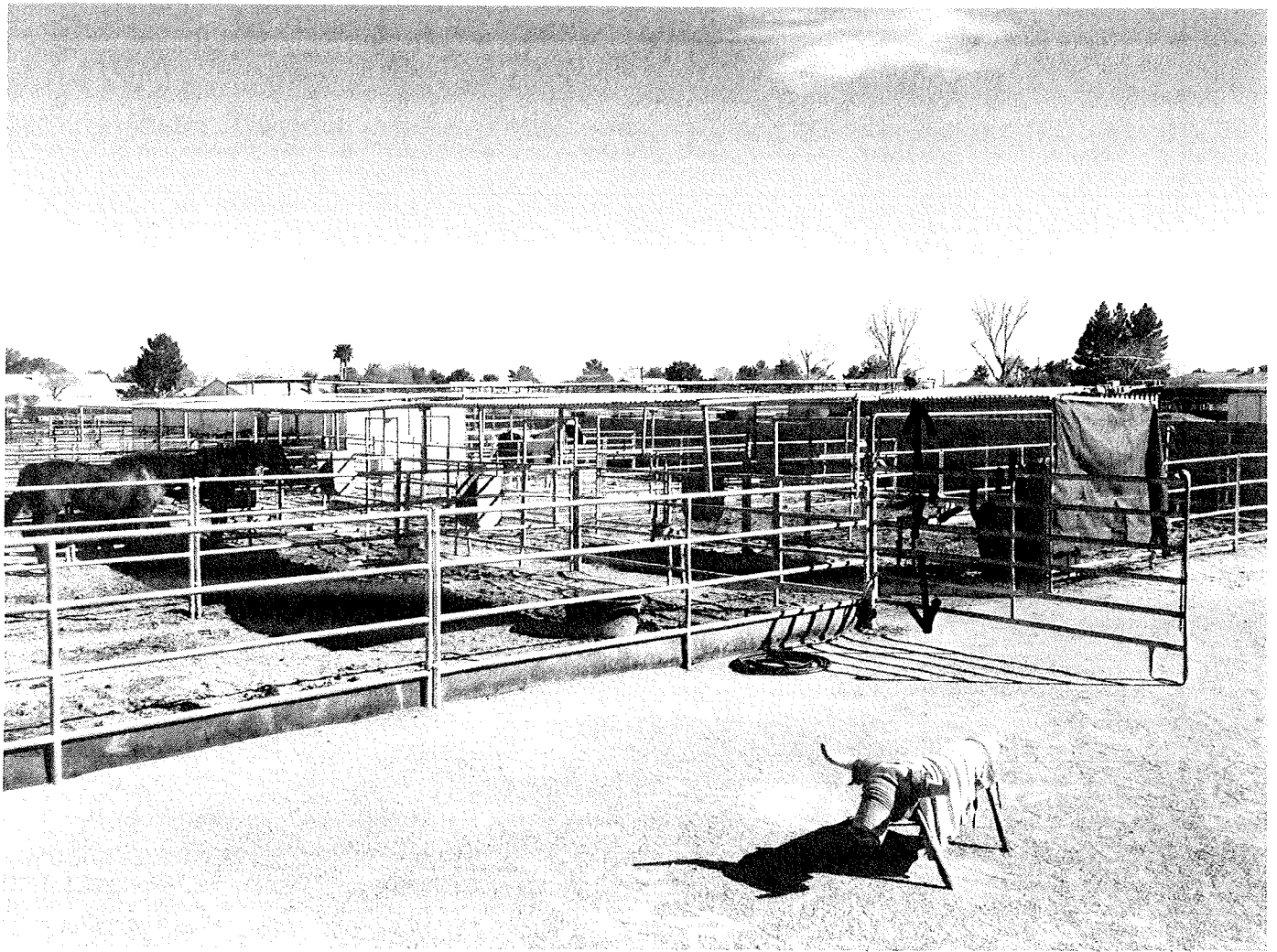
G- 5 STALLS
8'-6" hgt
12' x 24'



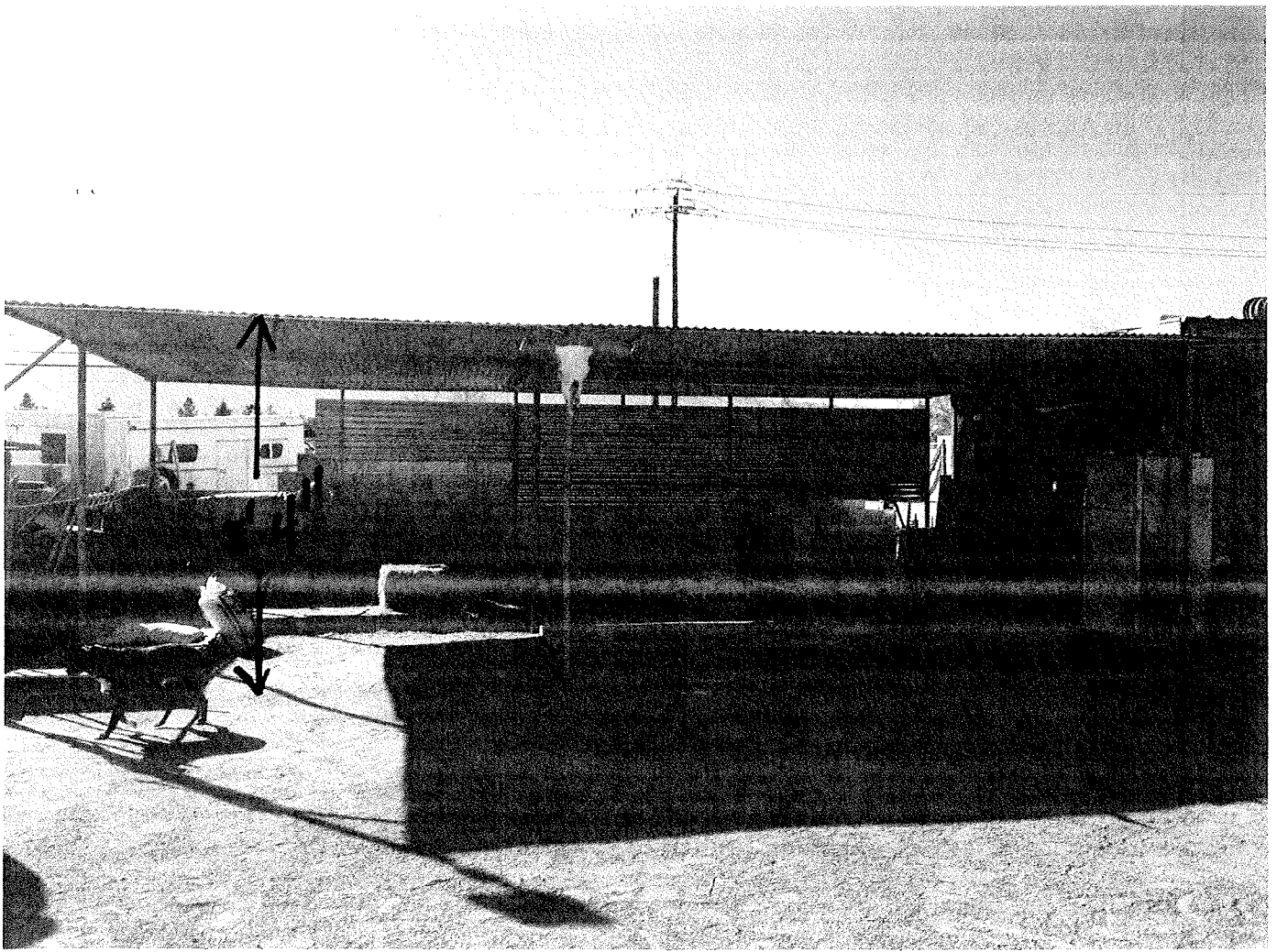
F-5 - STALLS

8'-6" HGT

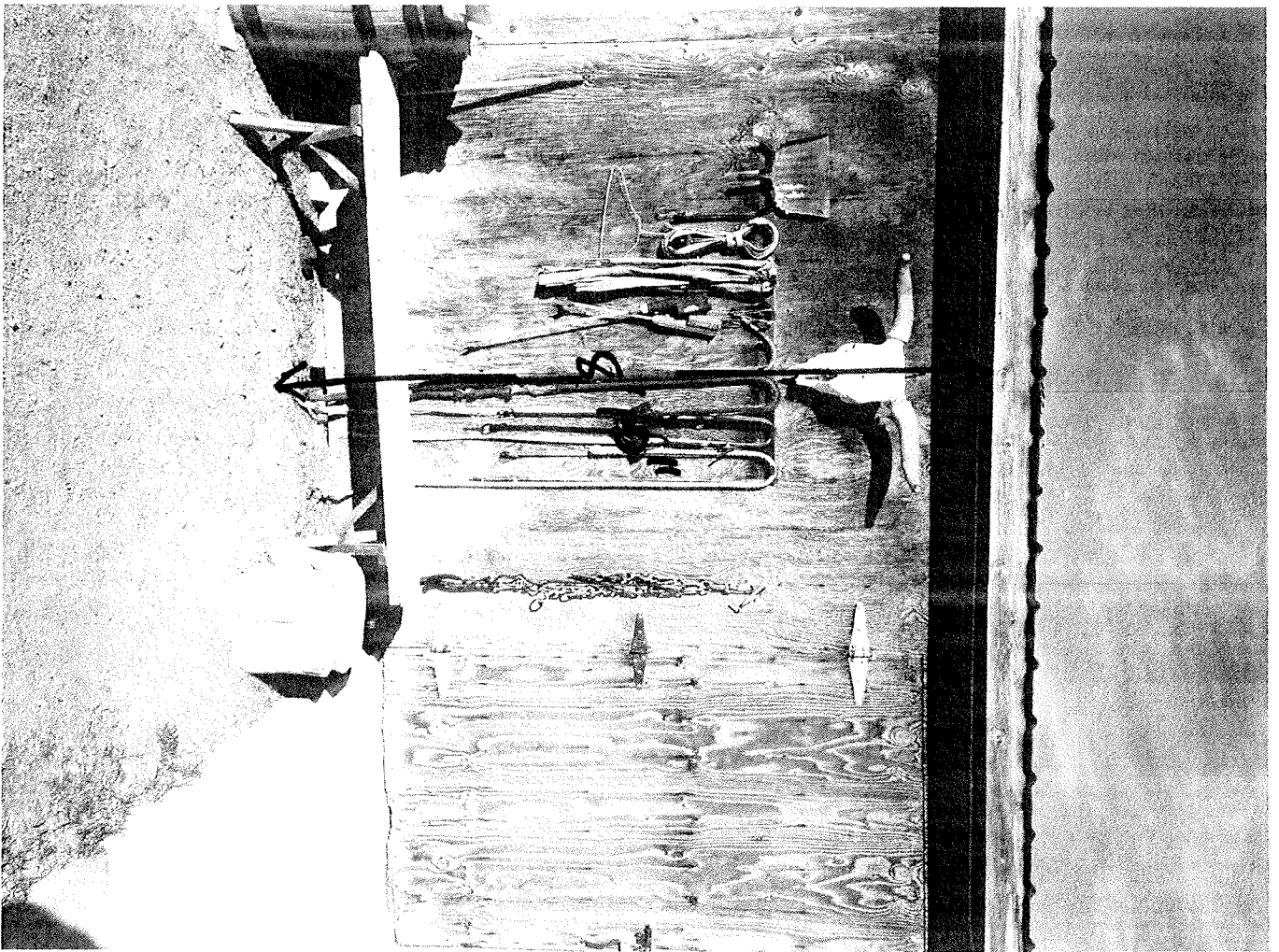
12' x 28'



E-8-MARE Motel
7'-6" HGT
16'X 32' EACH



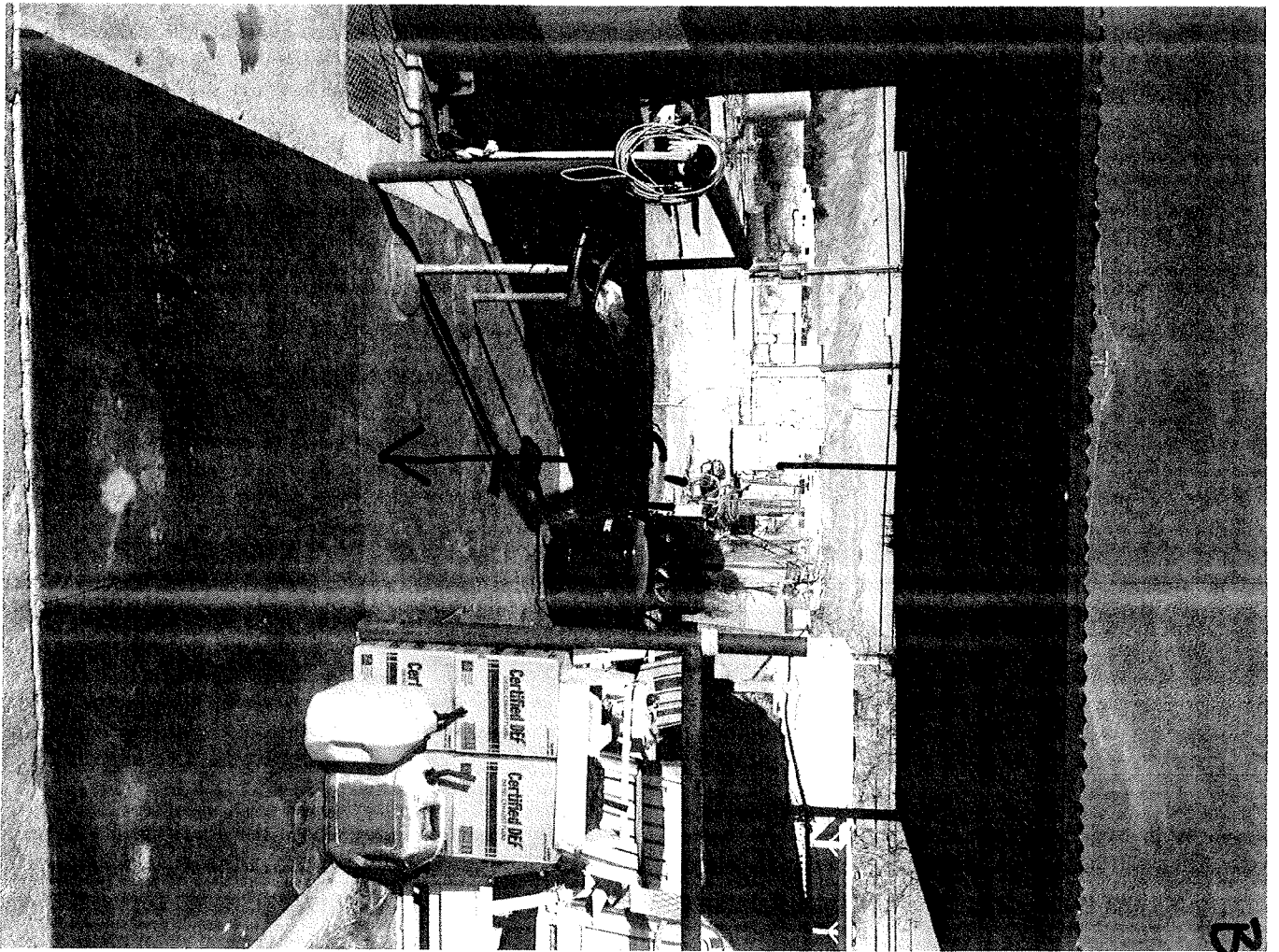
D- HAY SHED
8' 4" HGT
32' x 16'



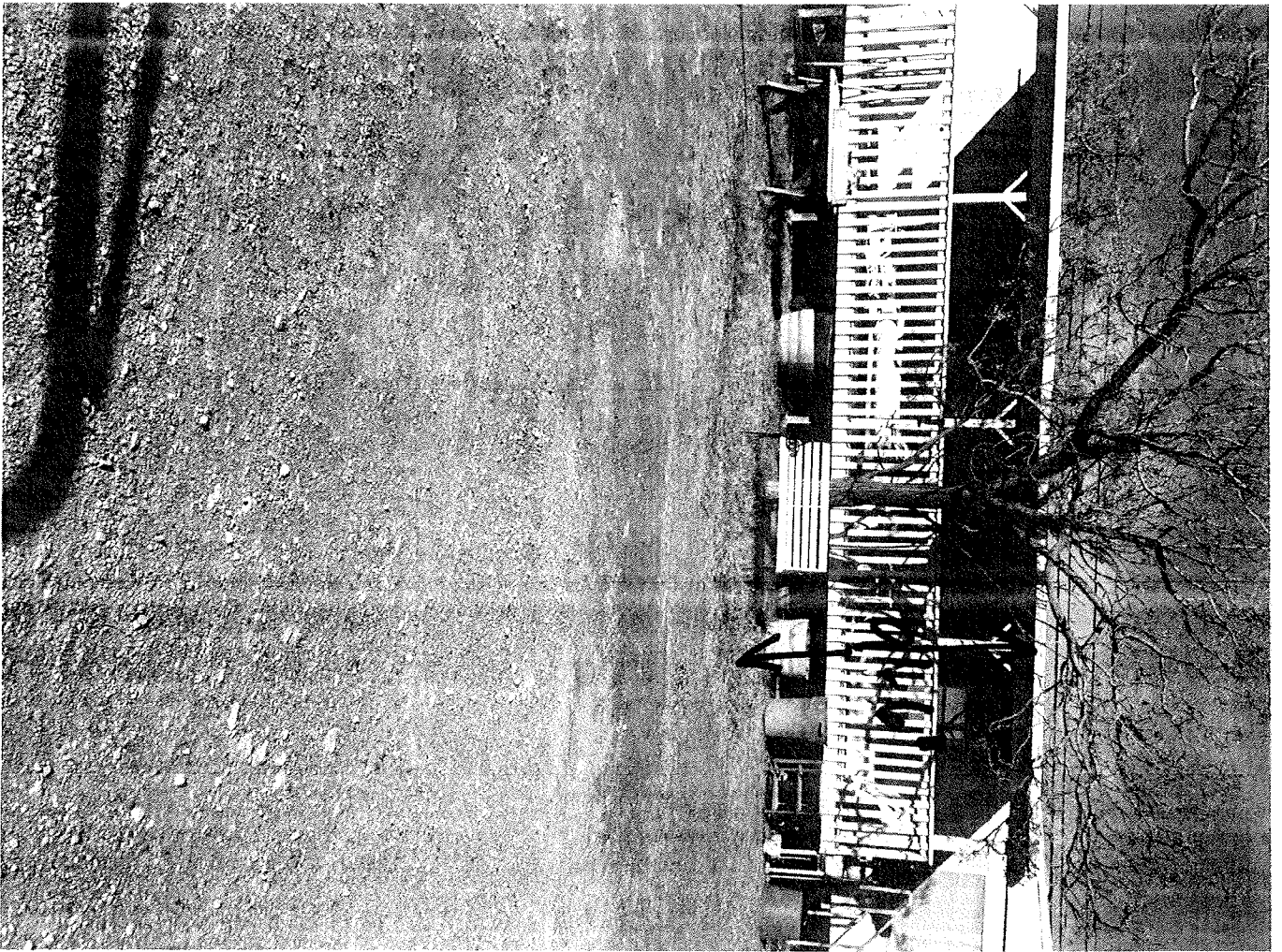
C-Tack Room

8'-10" Hgt

14' x 13'



B-PATIO / SHOEING AREA
8' x 10" HGT
14' x 17'



A. RESIDENCE
9' x 6" HGT
14' x 65'



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-61149** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State