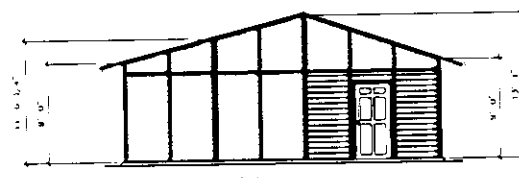
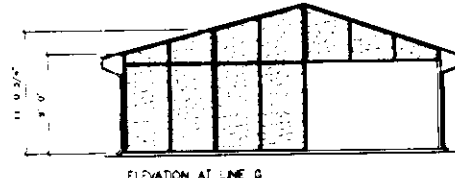


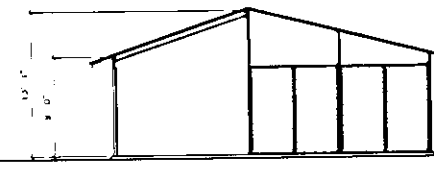
ELEVATION AT LINE A



ELEVATION AT LINE C



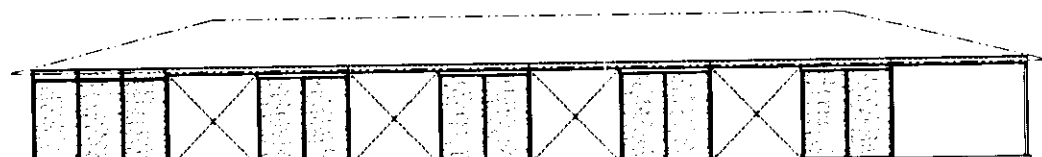
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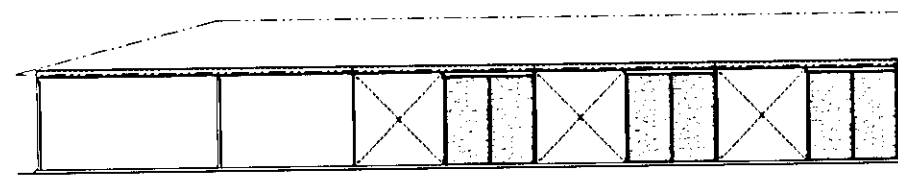
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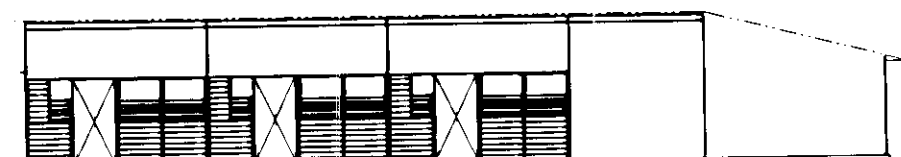
ELEVATION AT LINE D



ELEVATION AT LINE S



ELEVATION AT LINE I



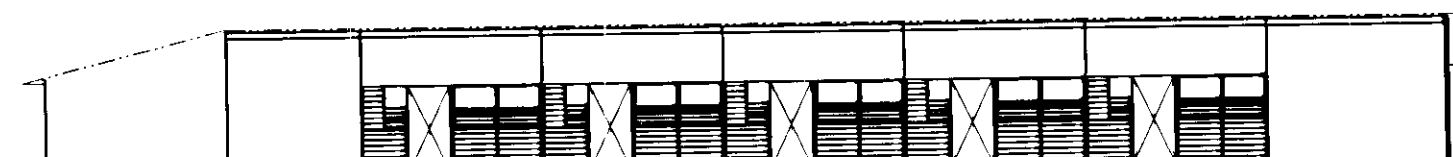
ELEVATION AT LINE 4



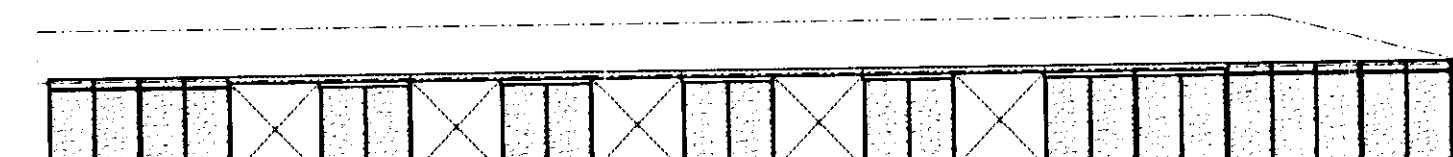
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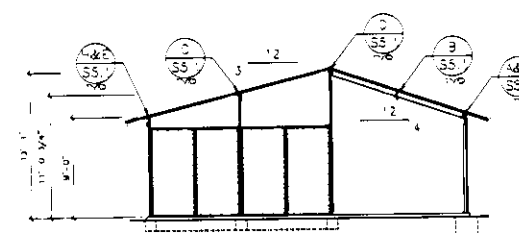
ELEVATION AT LINE 10



ELEVATION AT LINE 12



ELEVATION AT LINE 14



CROSS SECTION



**BARN
AND BUILDINGS**

23100 BAXTER RD. WILDOMAR, CA 92595
PH: (951) 878-4571 FAX: (951) 878-7366

SECTION/ELEVATIONS

NLD & ANN BUSH
CAMPBELL DR.
APN#: 159 52 405 012
LAS VEGAS, NEVADA
SHEDROW BARN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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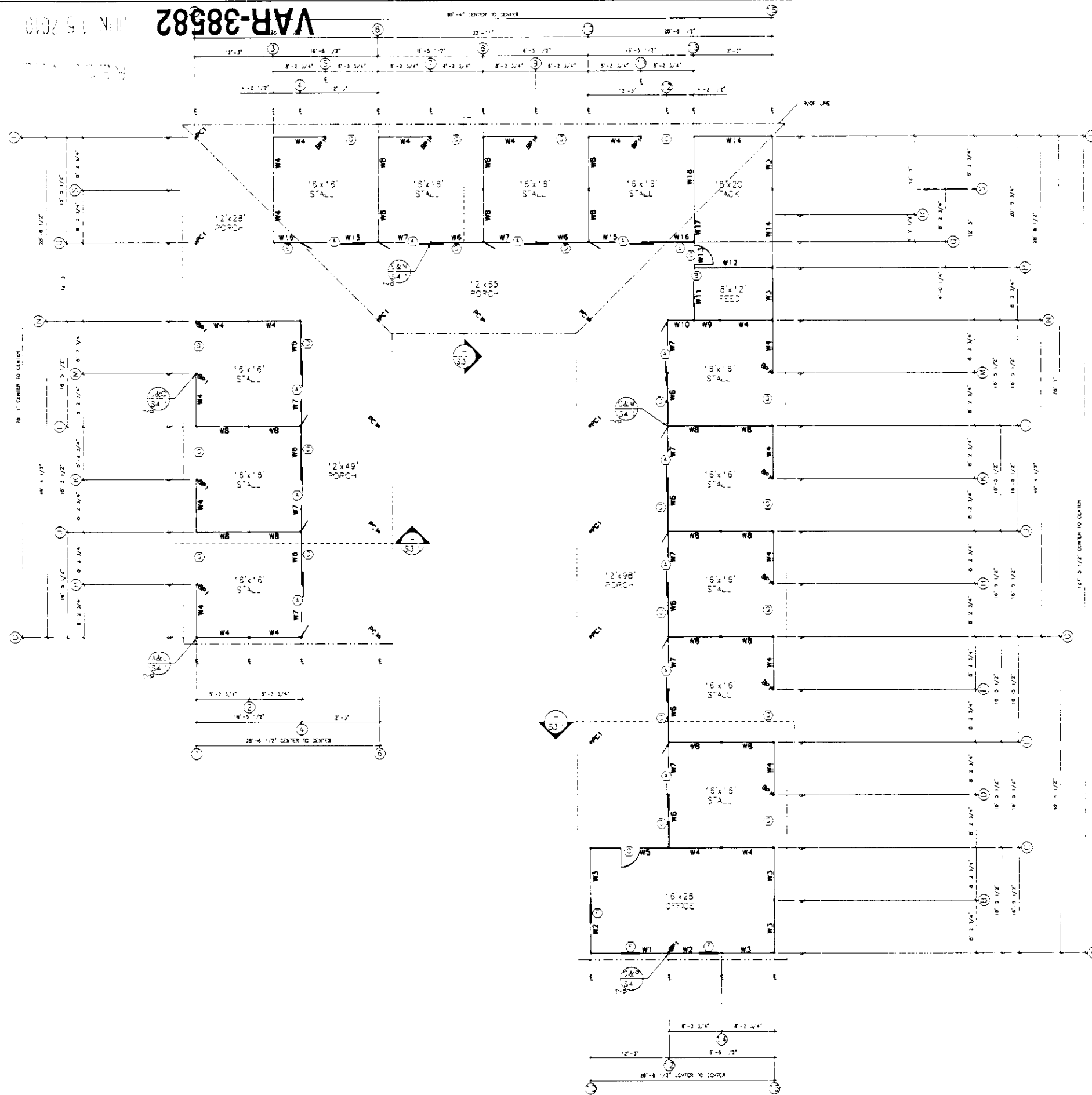
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JUN 15 2006
VAR-38582
SUP-38573

VAR-38582
SUP-38573

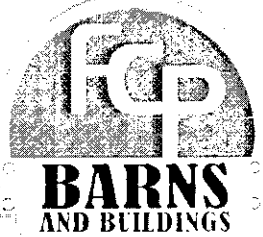
VAR-38582
SUP-38573



WALL SCHEDULE					
SYMBOL	SIZE	EXTERIOR FINISH	INTERIOR FINISH	NOTE	QUANTITY
W 1	8' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	
W 2	8' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	2
W 3	SOLID WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	6
W 4	SOLID WALL PANEL	EMBOSSED STEEL	ZINC	NONE	2
W 5	8' x 8' WALL PANEL	INO	EMBOSSED STEEL	NONE	
W 6	8' x 8' WALL PANEL	INO	ZINC	NONE	10
W 7	8' x 8' STALL FRONT	INO	ZINC	NONE	10
W 8	8' x 8' WALL PANEL	ZINC	ZINC	NONE	18
W 9	8' x 10' x 8' SOLID WALL PANEL	EMBOSSED STEEL	ZINC	NONE	
W 10	SOLID WALL PANEL	INO	ZINC	NONE	1
W 11	8' x 8' WALL PANEL	INO	EMBOSSED STEEL	NONE	1
W 12	8' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	1
W 13	8' x 8' WALL PANEL	INO	EMBOSSED STEEL	NONE	
W 14	SOLID WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	2
W 15	8' x 8' STALL FRONT	INO	ZINC	NONE	2
W 16	8' x 8' WALL PANEL	INO	ZINC	NONE	2
W 17	8' x 8' WALL PANEL	EMBOSSED STEEL	ZINC	NONE	
W 18	SOLID WALL PANEL	ZINC	EMBOSSED STEEL	NONE	1

OPENING SCHEDULE					
SYMBOL	OPENING TYPE	GLASS	SAFETY GLASS	TRACK & ROLLER	NOTES
A	4080 OPENING	N	N	*	4080 STALL FRONT SLIDING DOOR 8' (5) 1/8" HORIZONTAL RAIL
B	4080 OPENING	N	N	*	4080 SOLID SLIDING DOOR
C	37 1/2" x 82" OPENING	N	N	N	3088 HANDDOOR
D	3040 OPENING	N	N	N	3040 OPENING 8' (5) 1/8" HORIZONTAL RAIL
E	4080 OPENING	N	N	N	4080 OPENING 8' (5) 1/8" HORIZONTAL RAIL
F	3030 OPENING	N	N	N	3030 EMPOWER WINDOW 8' (5) 1/8" R/O 2008
G	3080 OPENING	N	N	N	3080 OPENING ONLY

BP - BRACING POST: 3"x3"x13 GA. - 14
PC - PORCH COLUMN: 4"x4"x13 GA. - 12



23100 BAXTER RD. WILDCOR, CA 92595
PH: (951) 878-4571 FAX: (951) 878-7568

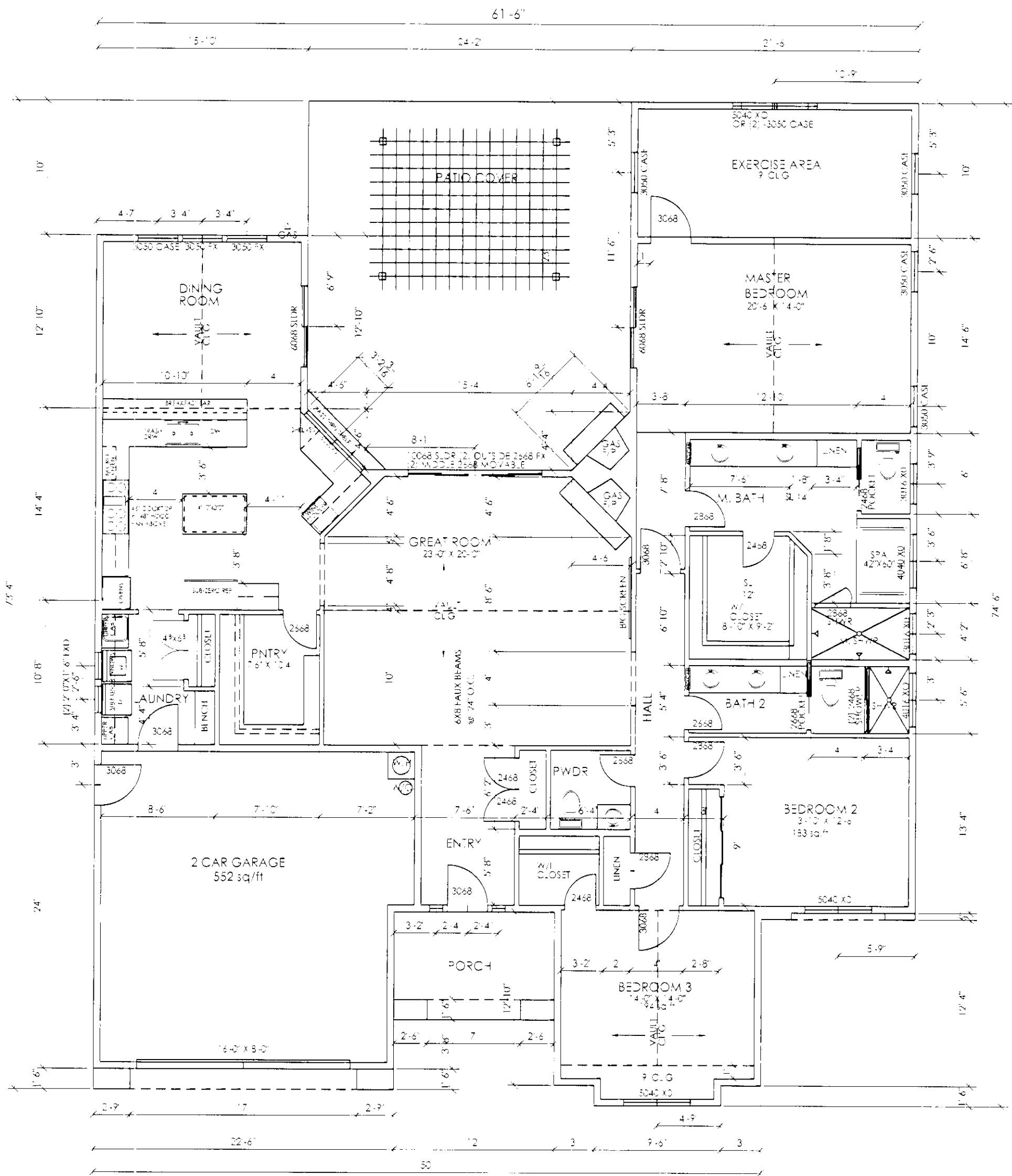
FLOOR PLAN

NED & ANN BUSH
CAMPBELL DR.
APN#: 159-52-405-012
LAS VEGAS, NEVADA
SHEDROW BARN

DATE: 06-01-10
TIME: 10:00
3/32" = 1'-0"
00000-00

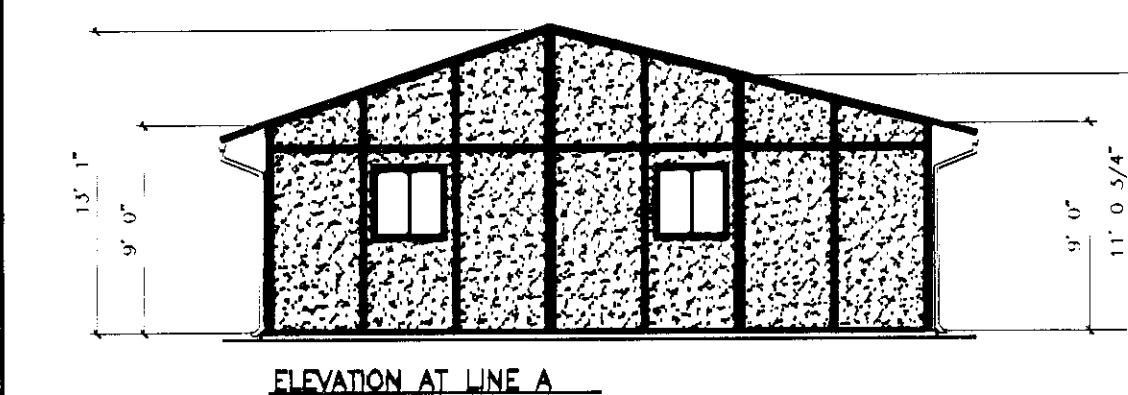
S1.1

Primary Dwelling Floorplan

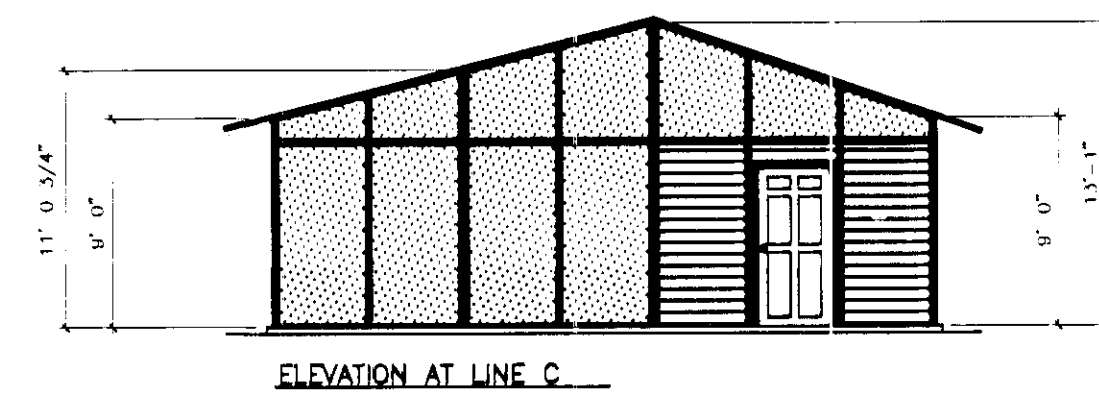


APPROVED
JUN 23 2010
City of Las Vegas

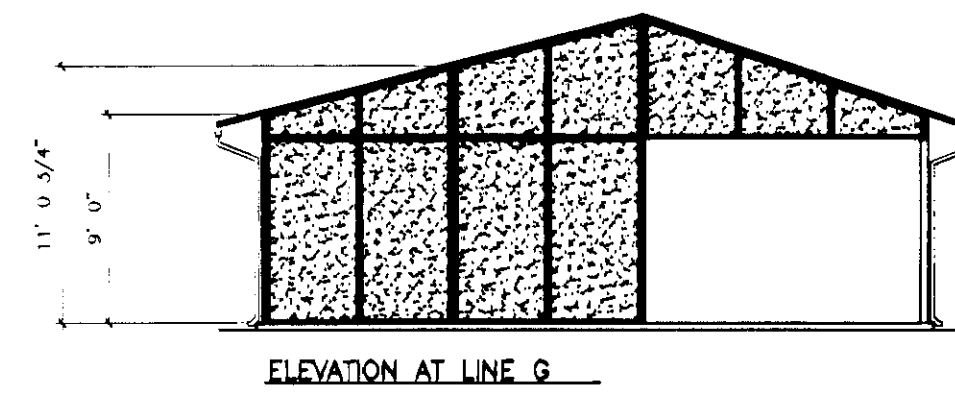
VAR-38582
SUP-38573
REVISED



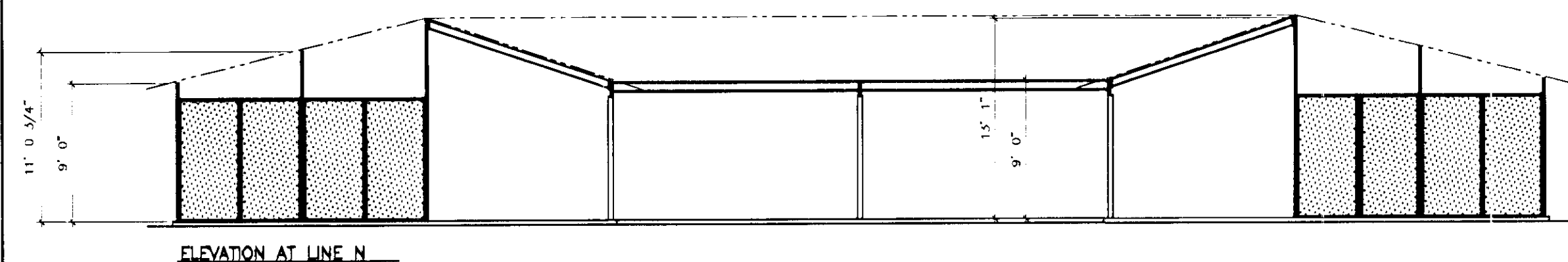
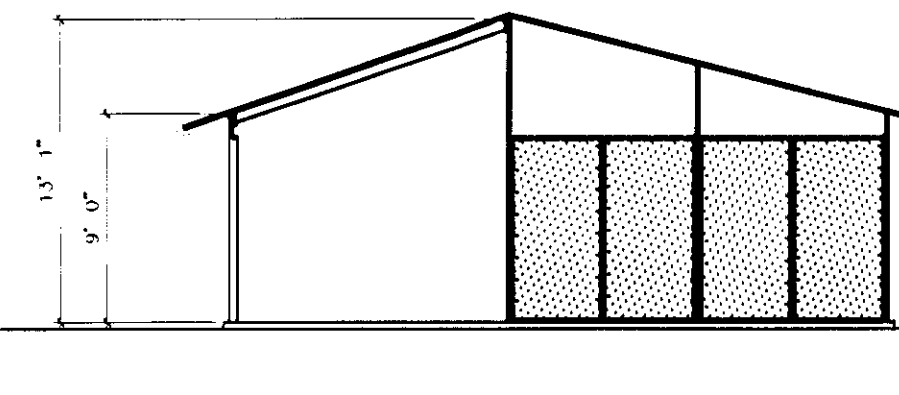
ELEVATION AT LINE A



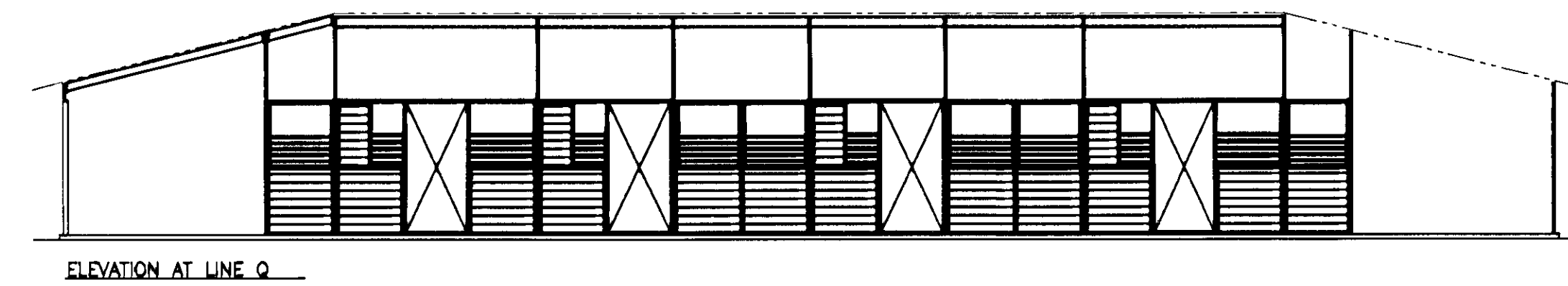
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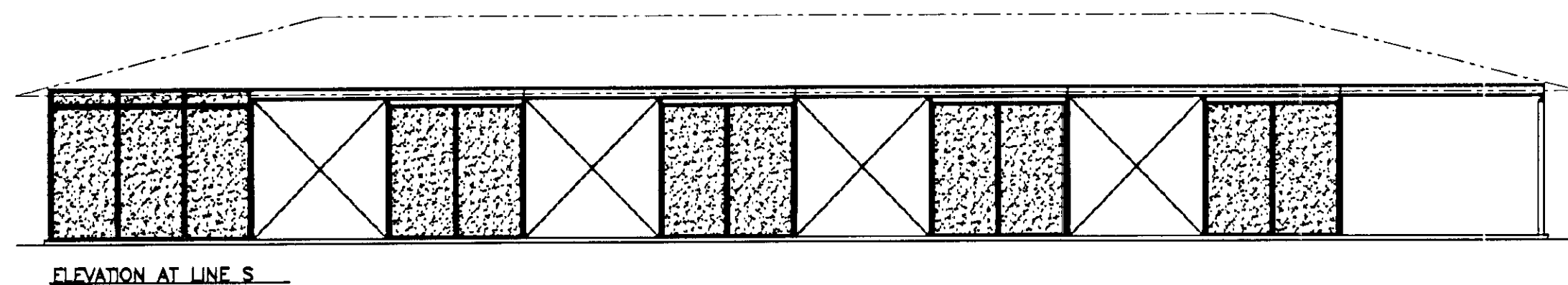
ELEVATION AT LINE G



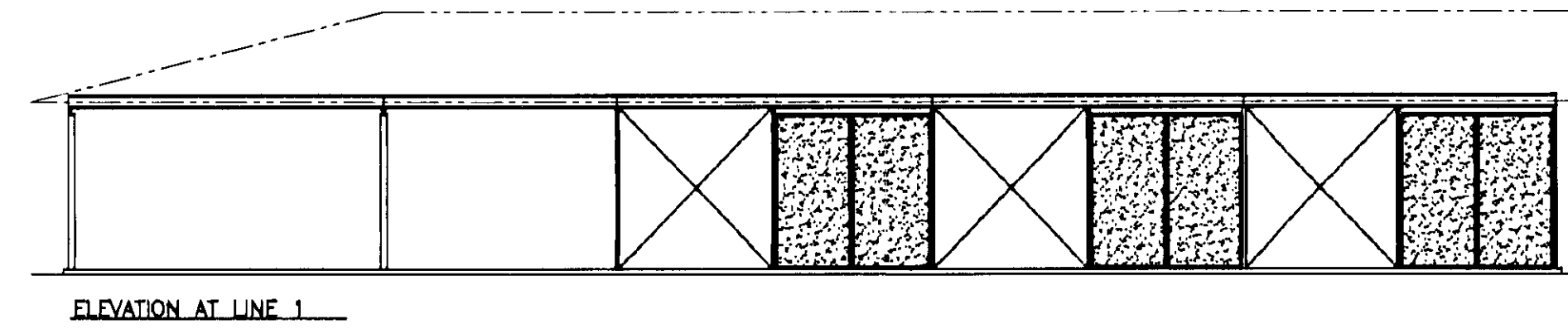
ELEVATION AT LINE N



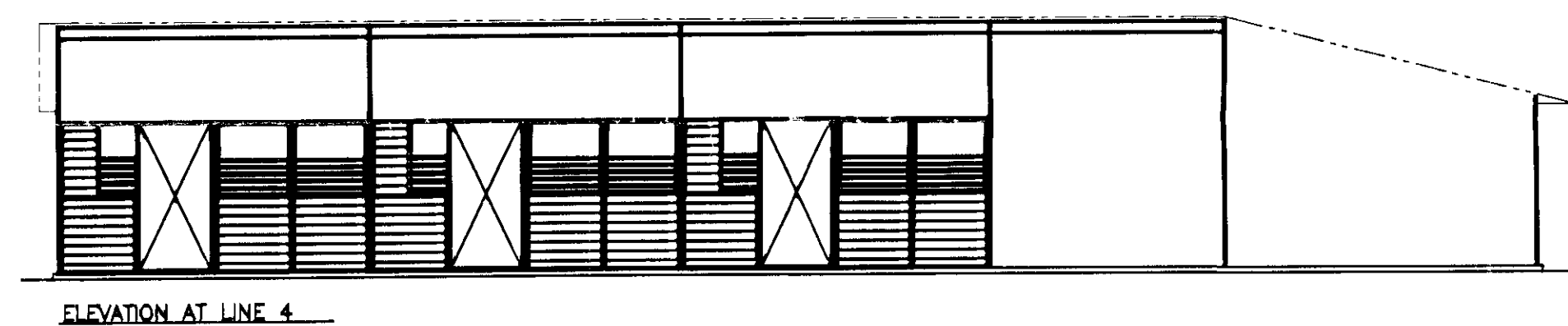
ELEVATION AT LINE Q



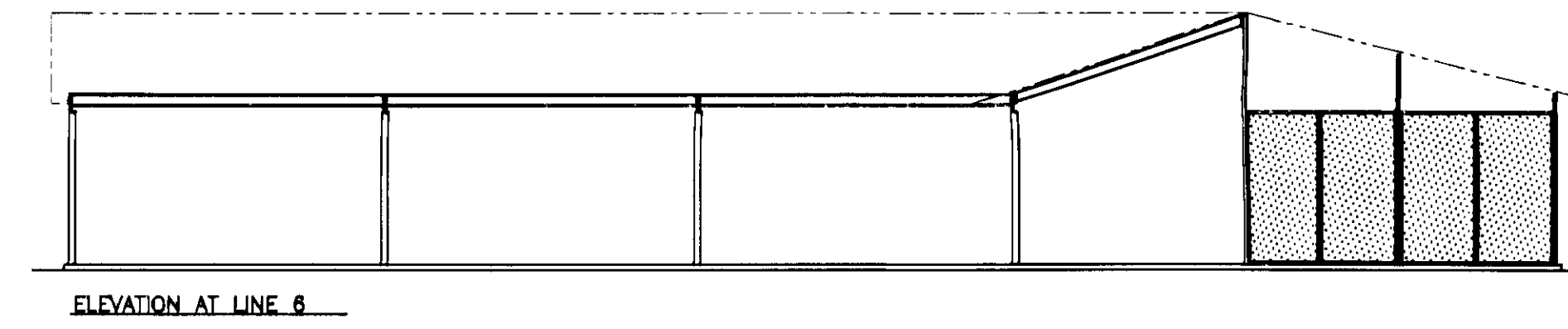
ELEVATION AT LINE S



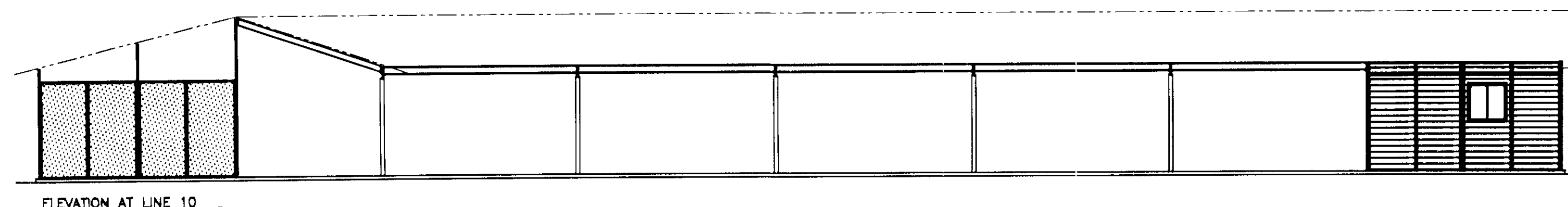
ELEVATION AT LINE 1



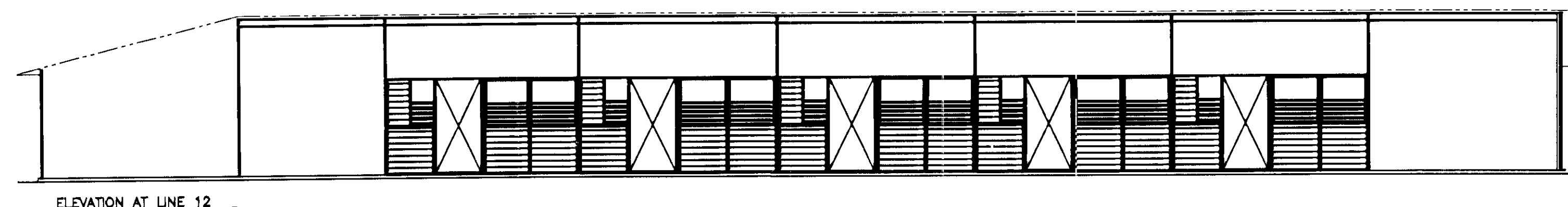
ELEVATION AT LINE 4



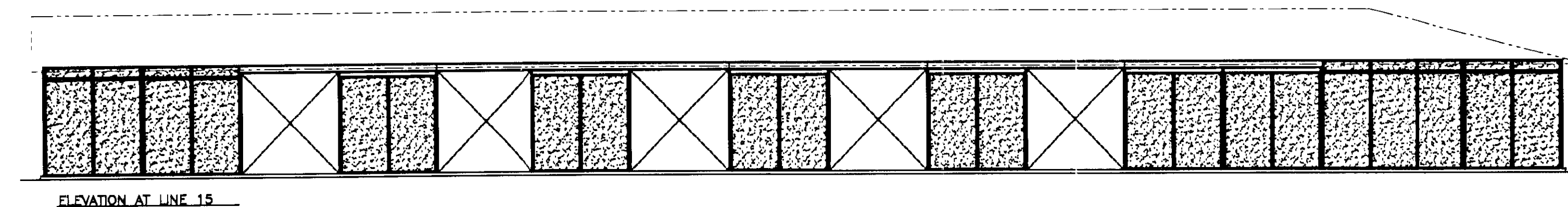
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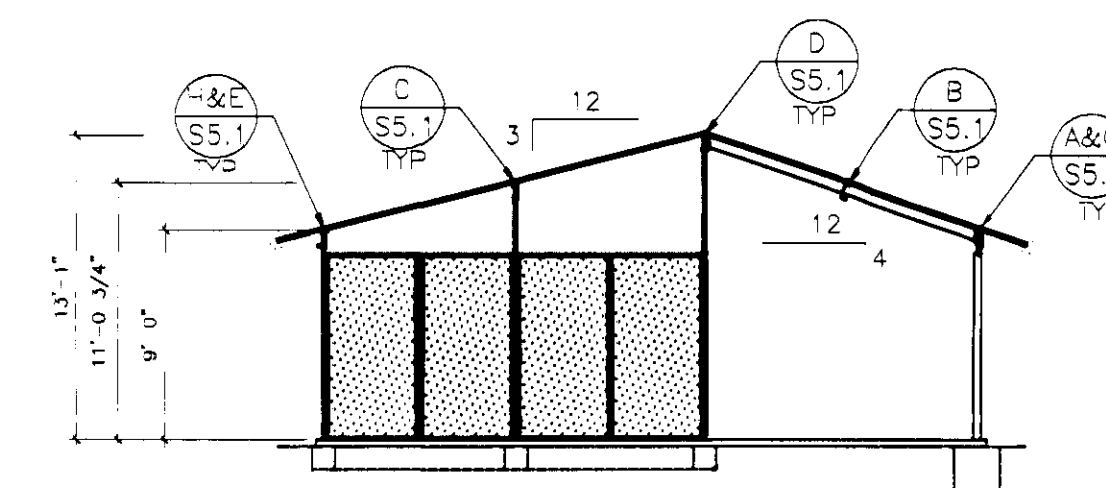
ELEVATION AT LINE 10



ELEVATION AT LINE 12



ELEVATION AT LINE 15



CROSS SECTION



23100 BAXTER RD. WILDOMAR, CA 92595
P: (951) 678-4571 FAX: (951) 678-7366

SECTION/ELEVATIONS

NFD & ANN BUSII
CAMPBELL DR.
APN#: 139 32 405 012
LAS VEGAS, NEVADA
SHEDROW BARN

06-01-10

UJR

3/32" = 1'-0"

B10036

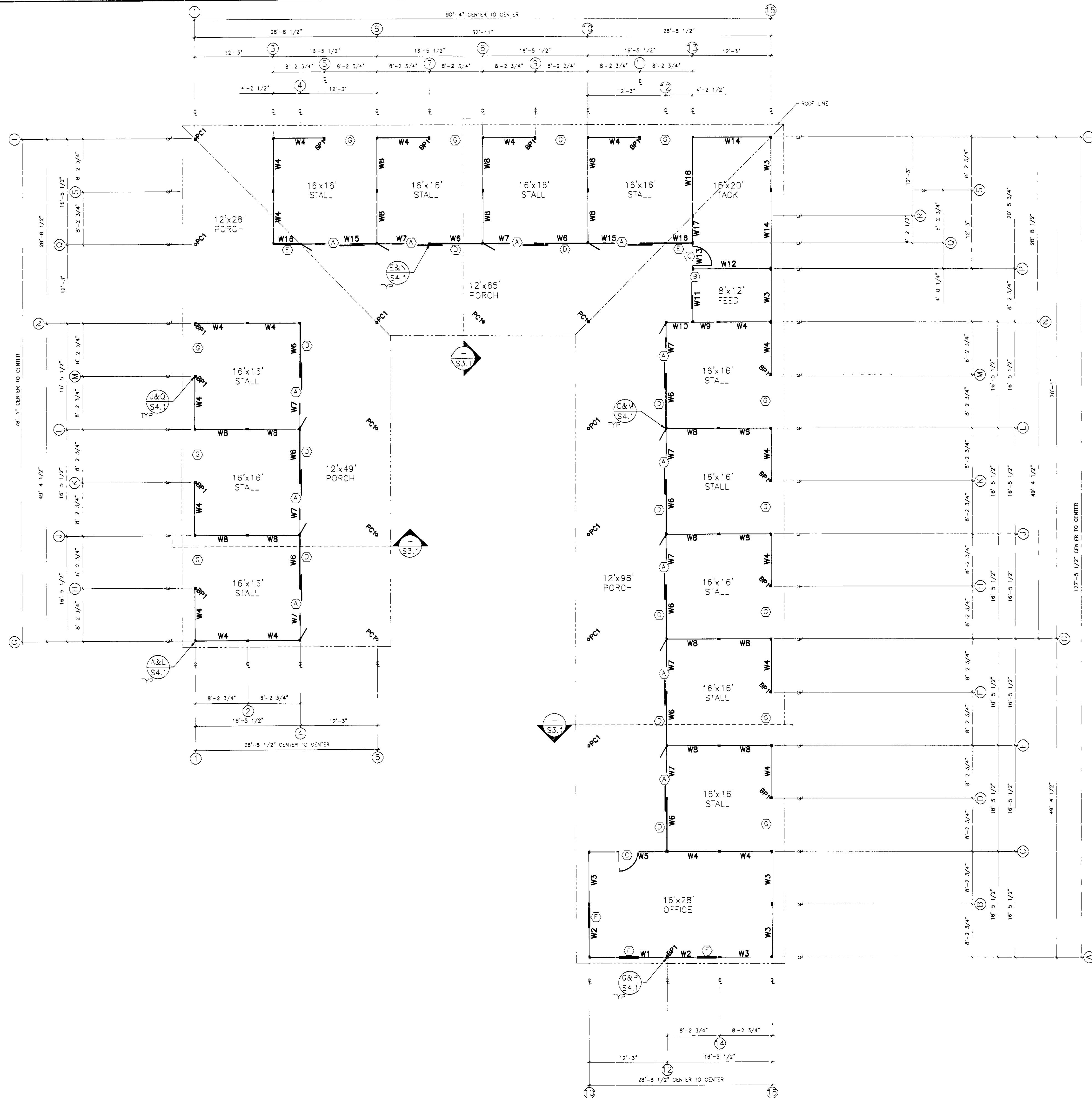
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S3.1

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7

REC
JUN 15 2010



WALL SCHEDULE					
SYMBOL	SIZE	EXTERIOR FINISH	INTERIOR FINISH	NOTE	QUANTITY
W1	12' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	1
W2	8' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	2
W3	8' x 8' SOLID WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	6
W4	8' x 8' SOLID WALL PANEL	EMBOSSED STEEL	ZNC	NONE	21
W5	12' x 8' WALL PANEL	T&G	EMBOSSED STEEL	NONE	1
W6	8' x 8' WALL PANEL	T&G	ZNC	NONE	10
W7	8' x 8' STALL FRONT	T&G	ZNC	NONE	10
W8	8' x 8' SOLID WALL PANEL	ZNC	ZNC	NONE	18
W9	3'-10" x 8' SOLID WALL PANEL	EMBOSSED STEEL	ZNC	NONE	1
W10	SOLID 4' x 8' WALL PANEL	T&G	ZNC	NONE	1
W11	8' x 8' WALL PANEL	T&G	EMBOSSED STEEL	NONE	1
W12	8' x 8' WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	1
W13	4' x 8' WALL PANEL	T&G	EMBOSSED STEEL	NONE	1
W14	12' x 8' SOLID WALL PANEL	EMBOSSED STEEL	EMBOSSED STEEL	NONE	2
W15	12' x 8' STALL FRONT	T&G	ZNC	NONE	2
W16	4' x 8' WALL PANEL	T&G	ZNC	NONE	2
W17	4' x 8' WALL PANEL	EMBOSSED STEEL	ZNC	NONE	1
W18	12' x 8' SOLID WALL PANEL	ZNC	EMBOSSED STEEL	NONE	1

OPENING SCHEDULE						
SYMBOL	OPENING TYPE	GLASS	SAFETY GLASS	TRACK & ROLLER	NOTES	QUANTITY
A	4080 OPENING	N	N	Y	4080 5"ALL FRONT SLIDING DOOR W/(5) 1 7/8" HORIZONTAL RAIL	12
B	4080 OPENING	N	N	Y	4080 SOLID SLIDING DOOR	1
C	37 3/4" x 82" OPENING	N	N	N	3068 MANDOOK	2
D	8040 OPENING	N	N	N	8040 OPENING W/(5) 1 7/8" HORIZONTAL RAIL	10
E	4080 OPENING	N	N	N	4080 OPENING W/(5) 1 7/8" HORIZONTAL RAIL	2
F	3030 OPENING	Y	Y	N	3030 TEMPERED WINDOW W/O GRIDS	3
G	8080 OPENING	N	N	N	8080 OPENING ONLY	12

BP1 - BRACNG POST: 3"x3"x13 GA. - 14
PC1 - PORCH COLUMN: 4"x4"x13 GA. - 12

BARNs AND BUILDINGS
23100 BAXTER RD, WILDOMAR, CA 92595
PH: (951) 678-4571 FAX: (951) 678-7366

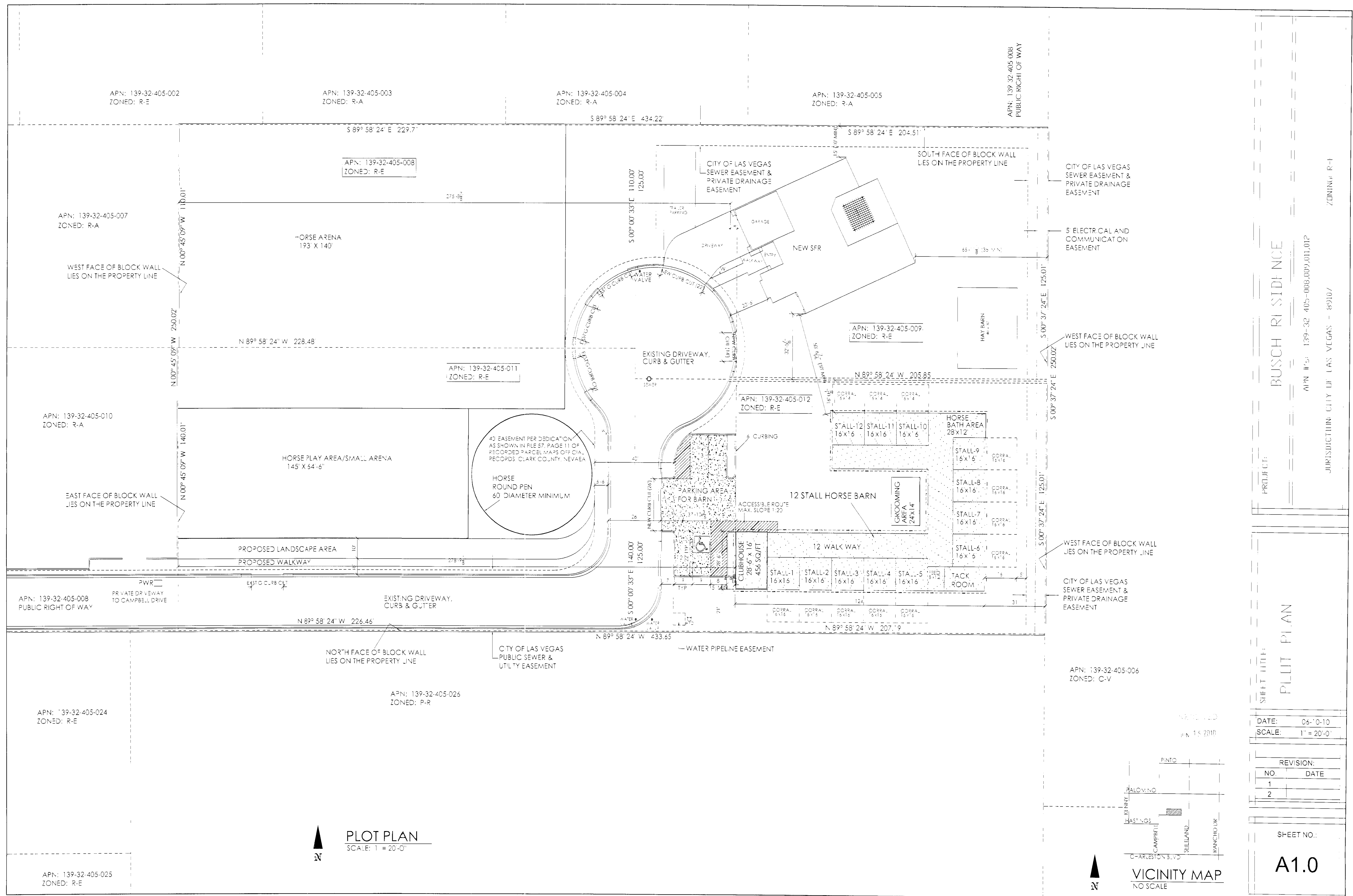
FLOOR PLAN

NED & ANN BUSH
CAMPBELL DR.
APN#: 139-32-405-012
LAS VEGAS, NEVADA
SHEDROW BARN

06-01-10
UJR
3/32" = 1'-0"
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S1.1

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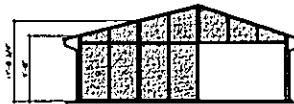




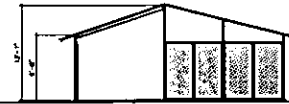
ELEVATION AT LINE A



ELEVATION AT LINE C



ELEVATION AT LINE D



ELEVATION AT LINE B



ELEVATION AT LINE G



ELEVATION AT LINE H



ELEVATION AT LINE I



ELEVATION AT LINE J



ELEVATION AT LINE K



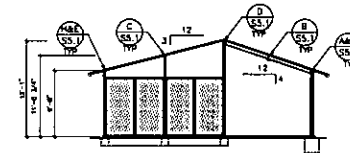
ELEVATION AT LINE L



ELEVATION AT LINE M



ELEVATION AT LINE N



CROSS SECTION



23100 BAYVIEW RD. WILDMAN, CA 92505
PH: (951) 878-4571 FAX: (951) 878-1366

SECTION/ELEVATIONS

NED & ANN BUSH
CAMPBELL DR.
APN#: 139-32-405-012
LAS VEGAS, NEVADA
SHEDROW BARN

NO.	REVISION/ISSUE	DATE

DATE: 06-01-10
DRAWN BY: UJR
SCALE: 3/32" = 1'-0"
DRAWING NUMBER: B10036
ZLS NUMBER: 00000-00

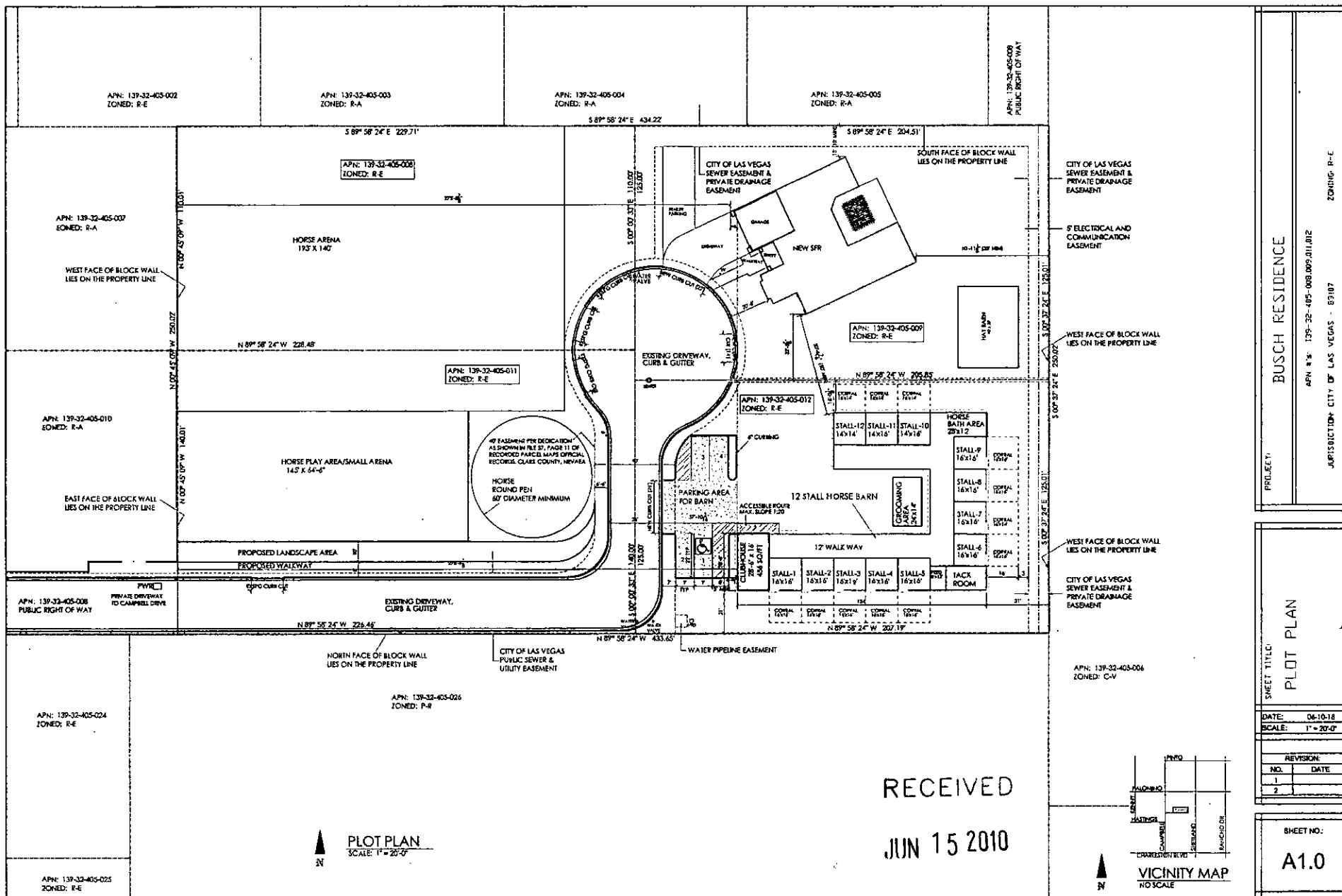
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S3.1
SHEET 5 OF 7

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JUN 15 2010

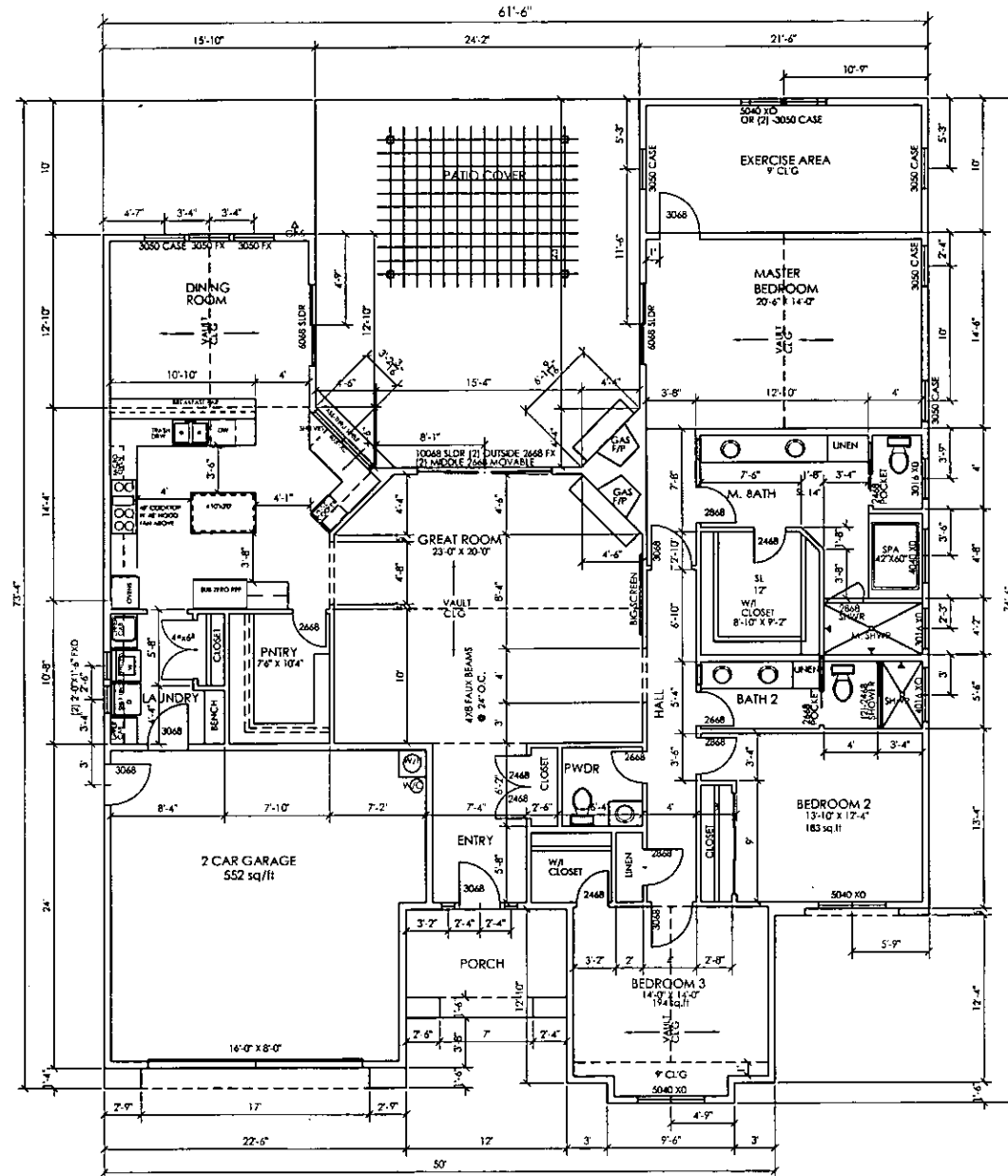
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SUP-38573



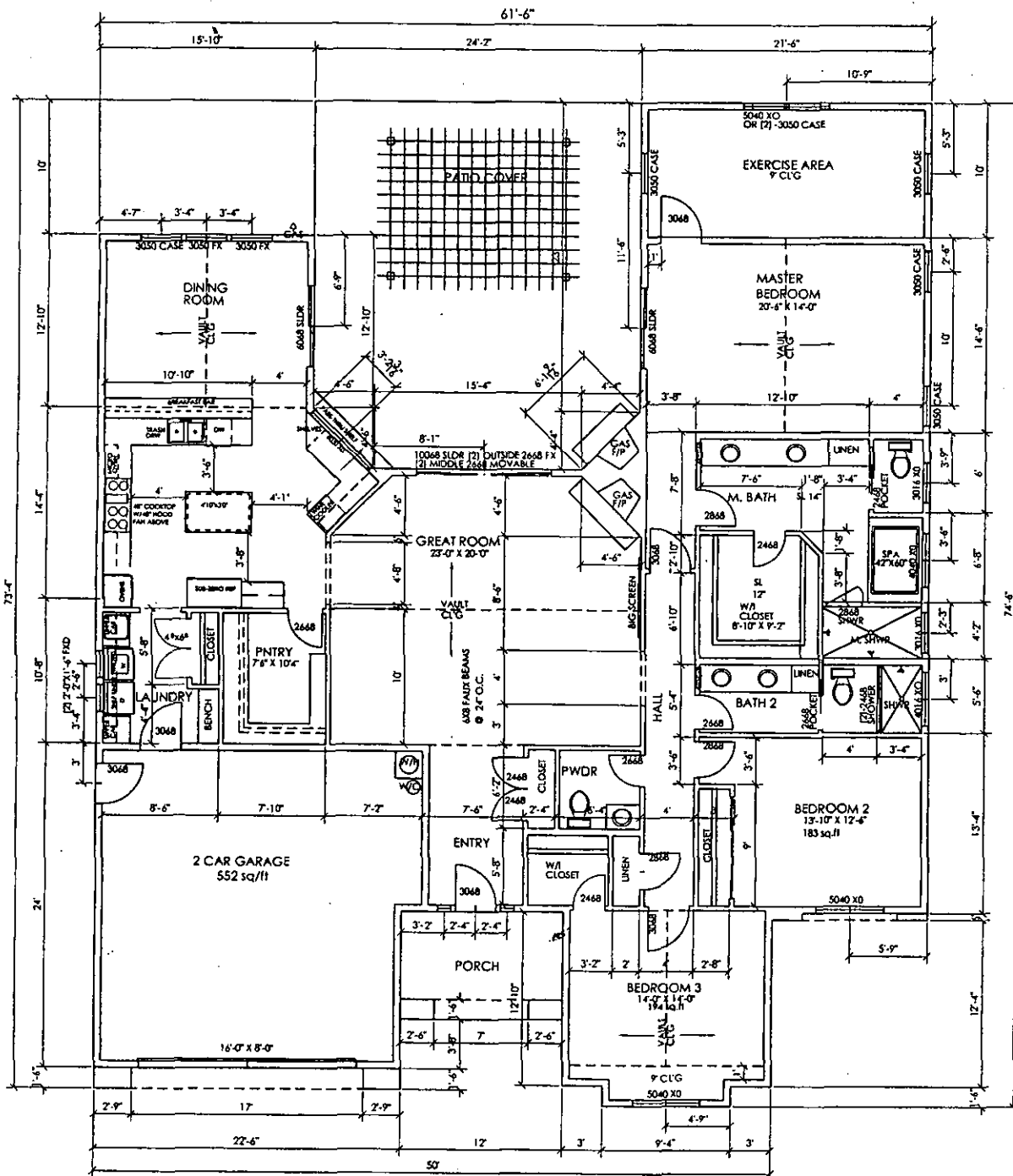
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VAR-38582

Primary Dwelling Floorplan



VAR-38582
SUP-38573

Primary Dwelling Floorplan



RECEIVED

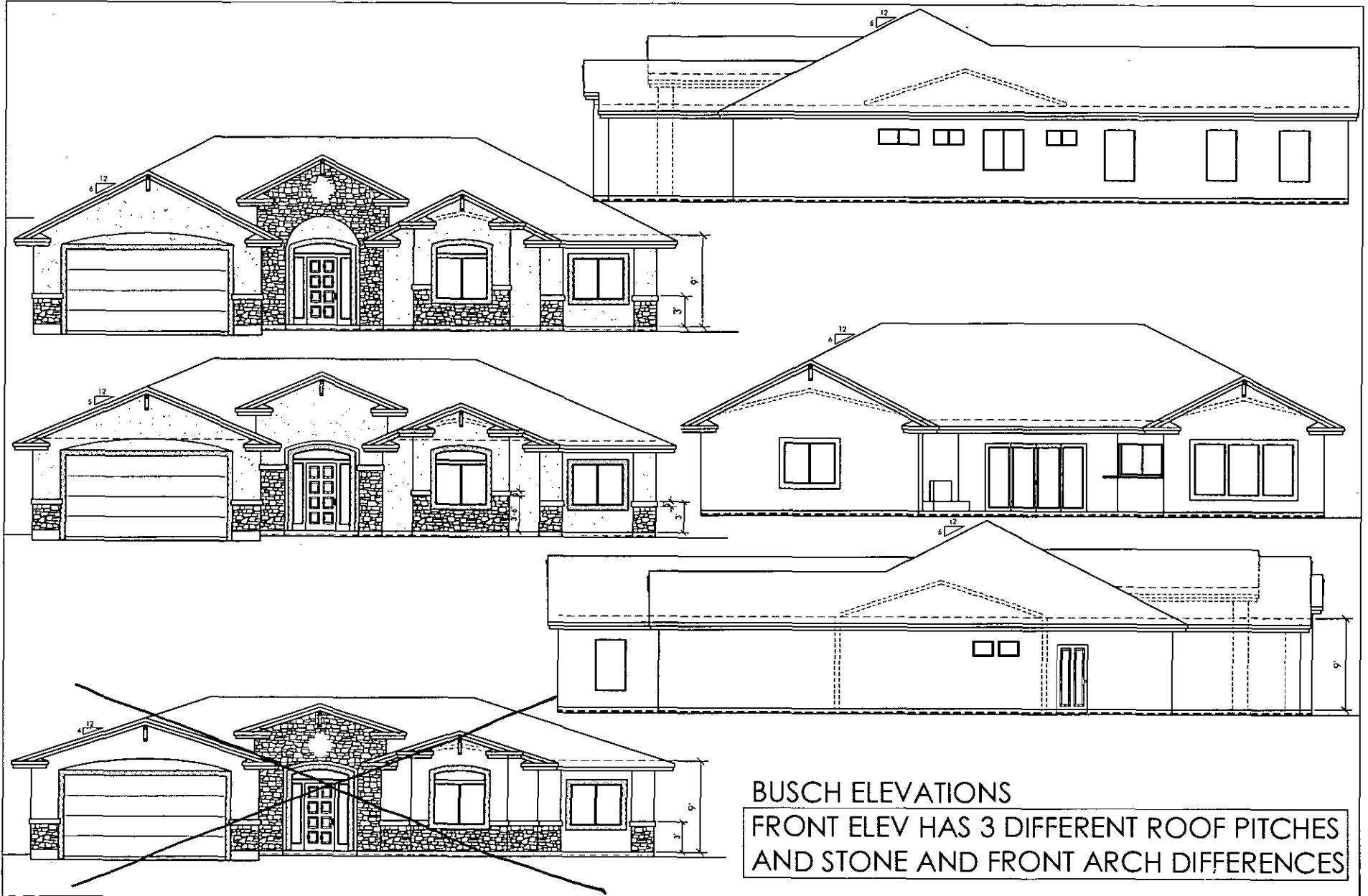
JUN 29 2010

VAR-38582

SUP-38573

REVISED

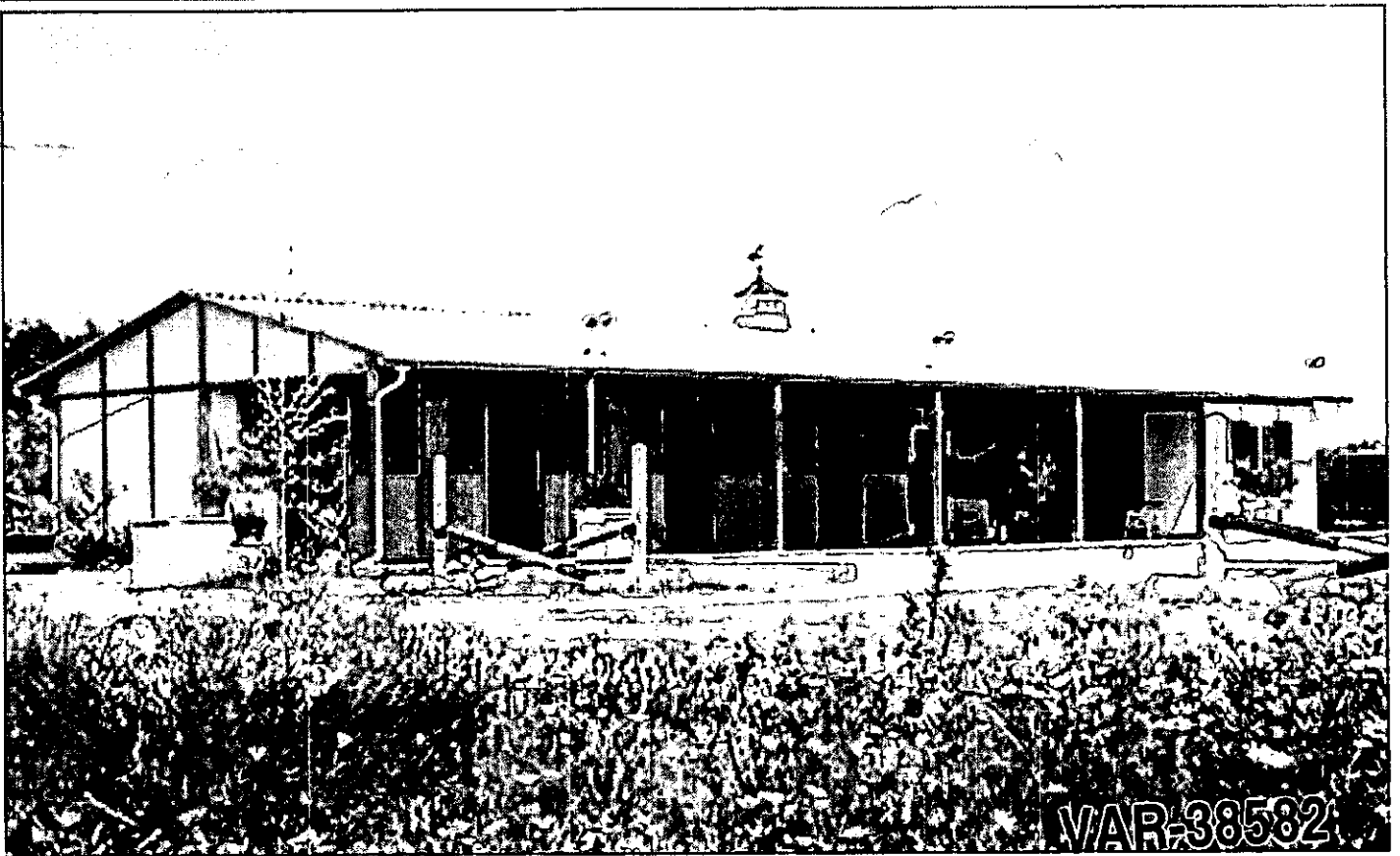
Primary Dwelling Elevations



BUSCH ELEVATIONS
FRONT ELEV HAS 3 DIFFERENT ROOF PITCHES
AND STONE AND FRONT ARCH DIFFERENCES

VAR-38582
SUP-38573

Shedrow Barn Elevations



VAR-38582

SUP-38573



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 06/03/10
Time: 2:00 p.m.

Project Name: Accessory Structure Variance

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. The applicant is proposing to located a Horse Corral or Stable (Private) use on four adjacent lots. The use is conditional in the current R-E (Residence Estates) zoning district.
2. The site must adhere to all conditional use regulations or a Special Use Permit will be required. The conditions are attached for your review.
3. Please verify in the justification letter that all horses to be kept on site are owned by the property owner of the site.
4. A mapping action will be required to consolidate the four existing parcels to one.
5. A single-family residence is required to provide two parking spaces. A Horse Corral or Stable (Private) is required to provide three parking spaces. Please illustrate on the site plan the five parking spaces that are required.
6. The proposed accessory structures must not be taller than the primary residence.
7. The accessory structures must not exceed 50% of the floor area of the primary residence.
8. The accessory structures must be at least three feet from the side and rear property lines.
9. No detached accessory structure is permitted in the front yard.
10. An accessory structure must be aesthetically compatible with the primary dwelling unit.
11. Will any of the proposed accessory structures contain a kitchen? If so, a Special Use Permit will be required.

- SUP REQUIRED, AS SITE DOES NOT MEET CONDITION #3 OF HORSE CORRAL (PRIVATE)
- DRAINAGE STUDY TO VACATE EASEMENTS

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**

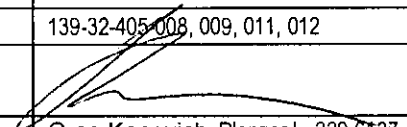


PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Accessory Structure Variance

APN:	139-32-405-008, 009, 011, 012			Pre-app Date:	06/03/10
Location:	250 Feet east of Campbell Drive, south of Palomino Lane			Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	2.48	Ward #:	1 - Tarkanian	Time:	2:00 p.m.
Ownership Info:	Busch Ned M & Ann F			Phone:	(702)-
				Fax:	(702)-
				Email:	
Applicant Info:	Same as above			Phone:	(702)-
				Fax:	(702)-
				Email:	
Representative Info:	Brian Barson			Phone:	(702)-575-0504
				Fax:	(702)-
				Email:	
Cases:	02/15/95 - The City Council approved a rezoning (Z-0166-94) from C-D and R-A to C-D and P-R. Planning Commission and staff recommended approval. 06/19/02 - The City Council approved a general plan amendment (GPA-0047-01) from SC, R, O, and L to O and DR. Planning Commission and staff recommended approval.			Permits / Licenses:	
				1.	
Proposed Use:	Horse Corral or Stable (Private)				
General Plan:	Existing:	DR (Desert Rural)			
	Proposed:	No change proposed			
Zoning:	Existing:	R-E (Residential Estates)			
	Proposed:	No change proposed			
Special Area, Master Plans, and / or Overlay Districts that Apply:		Airport Overlay - 175 Feet Rural Preservation Overlay District Special Land Use Designation (per plan): Rancho Charleston Land Use Study			
Questions / Comments:	1.				

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building materials and colors noted			NOTES:
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☒	☐	Scale and building dimensions labeled			Rolled Plans: 0
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 0
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Busch Ned M & Ann F			Application Type:	Special Use Permit
Representative:	Brian Barson			Application Purpose:	Horse Corral / Stable (Private)
APN:	139-32-405-008, 009, 011, 012			Site Location:	250 Feet east of Campbell Dr, south of Palomino Ln
Planner's Signature:	 Greg Kapovich, Planner I - 229-6137 Steve Gebeke, Planning Supervisor			Pre-App. Meeting Date:	06/03/10
Planner:				Submittal Deadline:	06/15/10 - no later than 2:00 pm
				Earliest PC / CC Meeting Dates:	07/29/10 PC - 09/01/10 CC - Cycle 5

JUN 15 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

September 15, 2010

Mr. and Mrs. Ned Busch
208 Campbell Drive
Las Vegas, Nevada 89107

RE: SUP-38573 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010
RELATED TO VAR-38582

Dear Mr. and Mrs. Busch:

The City Council at a regular meeting held September 1, 2010, APPROVED the request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 011, and 012), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

Added Conditions

- A. There shall be no more than 12 horses on site.
- B. No lighting in the open arena area shall be permitted.
- C. If there are any concerns expressed by the residents about malodors, dust, flies or barn height, the matter will be reviewed administratively.

Planning and Development

- 1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Horse Corral or Stable (Private) use.
- 2. Approval of and conformance to the Conditions of Approval for Variance (VAR-38582) shall be required.
- 3. This approval shall be void two years from the date of final approval unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09

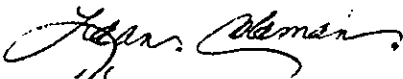
Mr. and Mrs. Ned Busch
SUP-38573 – Page Two
September 15, 2010

5. Prior to occupancy, 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 Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

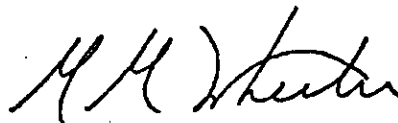
Public Works

8. Meet with the Collection System Planning Section of the Department of Public Works to determine an appropriate location to connect to public sewer for this site, prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Brian Barson
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 30, 2010

Mr. and Mrs. Ned Busch
208 Campbell Drive
Las Vegas, Nevada 89107

**RE: SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. and Mrs. Busch:

Your request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Horse Corral or Stable (Private) use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-38582) shall be required.
3. This approval shall be void two years from the date of final approval unless a building permit has been issued for the new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. Prior to occupancy, 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 Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. and Mrs. Ned Busch
SUP-38573 - Page Two
July 30, 2010

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Collection System Planning Section of the Department of Public Works to determine an appropriate location to connect to public sewer for this site, prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on **September 1, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Barson
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 16, 2010

Mr. and Mrs. Ned Busch
208 Campbell Drive
Las Vegas, Nevada 89107

**RE: SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. and Mrs. Busch:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, July 23, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Barson
9901 Covington Cross Drive, Suite #170
Las Vegas, Nevada 89144

Mayor
Oscar B. Goodman

City Council
Gary Reese

Mayor Pro Tem

Steve Wolfson

Lois Tarkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthany

City Manager

Elizabeth N. Fretwell





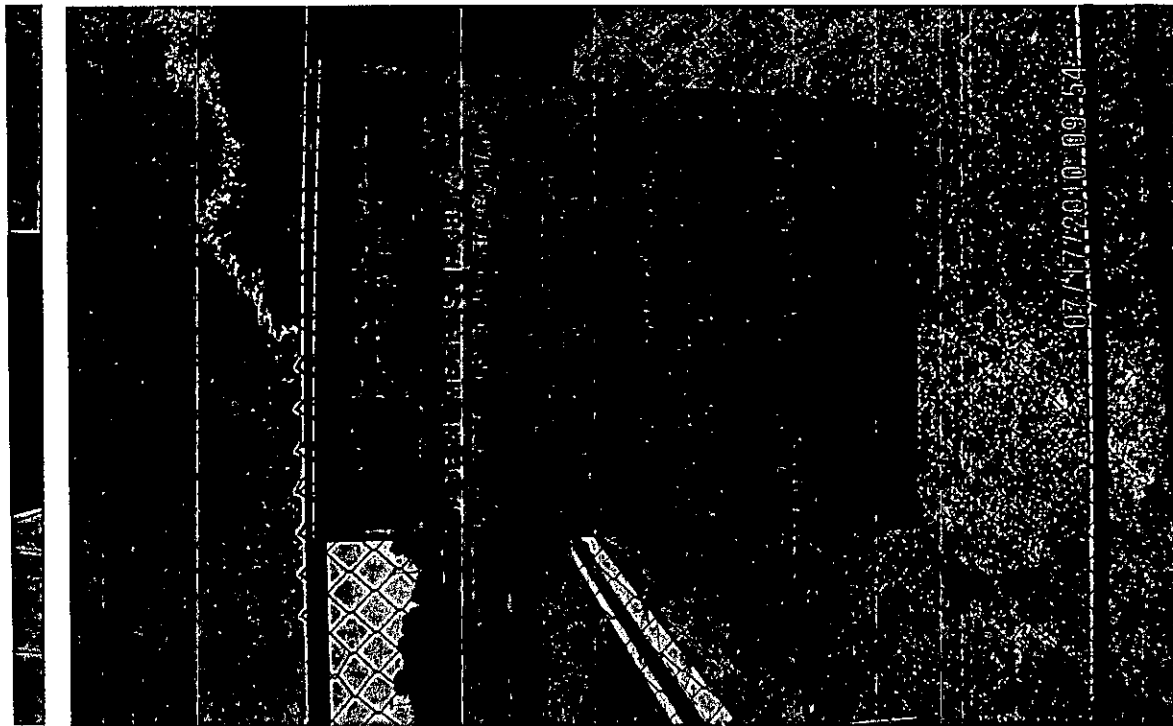
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-38573

MEETING DATE: 07/29/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

7-18-10
Date

INSTALLED 7-17-10 JAW

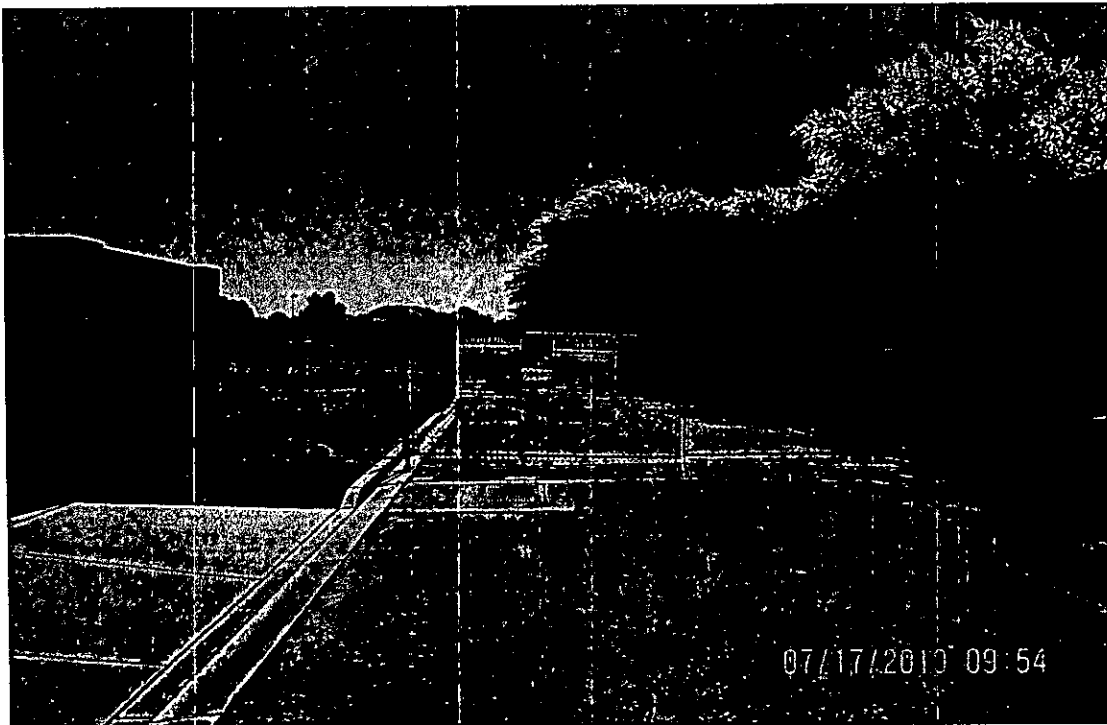
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CAS

ME

Sign
Code
sched



Hastings


Signature

7-18-10
Date

INSTALLED 7-17-10 JEW

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES (CLASS II) (PRIVATE HORSE STABLE AND HAY BARN) FOR A TOTAL OF 7,983 SQUARE-FEET WHERE 1,308 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 2.48 acres approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

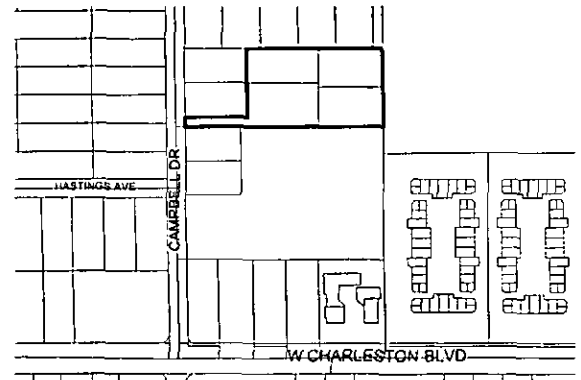
Application Information

VAR-38582 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance TO ALLOW TWO ACCESSORY STRUCTURES (CLASS II) (PRIVATE HORSE STABLE AND HAY BARN) FOR A TOTAL OF 7,983 SQUARE-FEET WHERE 1,308 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 2.48 acres approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location

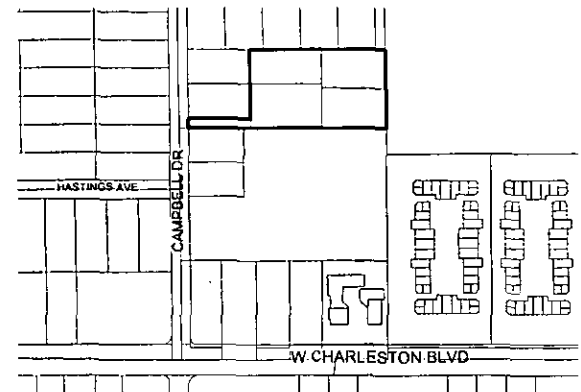


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 29, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



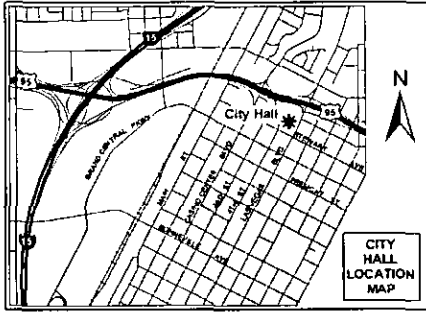
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 29, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

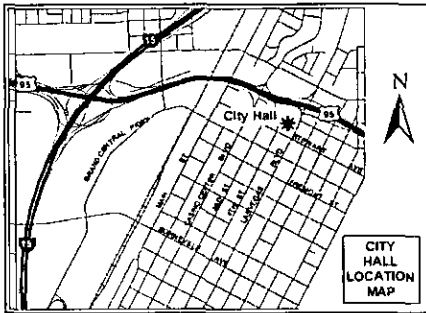
Please use available blank space on card for your comments.

VAR-38582 & SUP-38573

Planning Commission Meeting of 7/29/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38582 & SUP-38573

Planning Commission Meeting of 7/29/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works 
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: June 30, 2010
Re: **SUP-38573** Ann and Ned Busch Near the NEC of Charleston Blvd. & Campbell Dr.
Request for a Special Use Permit for a Horse Corral/Stable

CONDITIONS:

1. Meet with the Collection System Planning Section of the Department of Public Works to determine an appropriate location to connection to public sewer for this site, prior to the issuance of any permits.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Development Notification

PC Meeting: JULY 29, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SUP-38573

Artesian Heights NA

Glen Heather Estates NA

McNeil Estates NA

Meadows Neighborhood Preservation NA

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Rancho Bel Air NA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakley NA

Rancho Sereno NA

Rancho Springs NA

Saratoga Meadows NA

Scotch Eighty Organization

Spanish Oaks HOA

Sundown HOA

Village Pasco HOA

Westleigh NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SUP-38573

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP
06/15/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING -
APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED
HORSE CORRAL OR STABLE (PRIVATE) located approximately 200 feet east of Campbell Drive and
approximately 700 feet north of Charleston Boulevard (APNs 139-32-405-008, 009, 010, 011, and 012), R-E
(Residence Estates) Zone, Ward I (Tarkanian).

PLANNING COMMISSION: JULY 29, 2010

CITY COUNCIL: SEPTEMBER 1, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JUNE 29, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 06/16/2010 11:11 AM

Submitted By

Page 1

A/P # 38573 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 10:48	982998	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED PRIVATE HORSE CORRAL TO EXCEED THE MAXIMUM FLOOR AREA REQUIREMENTS FOR AN ACCESSORY STRUCTURE (CLASS I) on 2.48 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of the intersection of Charleston Boulevard and Campbell Drive (APN 139-32-405-008; 009; 010; 011; AND 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Parent A/P # 38582

Project # 38573 Project/Phase Name BUSCH PRIVATE HORSE CORRAL Phase #
Size/Area 2.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13932405008

Location

Owner/Tenant

Contact ID AC1165772 Name BUSCH NED M & ANN F
Mailing Address 208 CAMPBELL DR Organization
City LAS VEGAS State/Province NV
ZIP/PC 89107-3216 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13932405008
13932405009
13932405011
13932405012

Report Date 06/16/2010 11:11 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1786425 ☐ Foreign
Effective
Name BRIAN BARSON
Day Phone
Pager
Fax
E-Mail
Address 9901 COVINGTON CROSS DRIVE
#170
LAS VEGAS, NV 89144
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1165772 ☐ Foreign
Effective
Name BUSCH NED M & ANN F
Day Phone
Pager
Fax
E-Mail
Address 208 CAMPBELL DR
LAS VEGAS, NV 89107-3216
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/15/2010 12:22	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/15/2010 12:22	30.00
PROCESSING FEE	P	06/15/2010 12:22	500.00
Total Unpaid	0.00	Total Paid	1030.00

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP) Modified By JMARSHALL Modified Date/Time 06/15/2010 10:47
Comments
No Comments

Report Date 06/16/2010 11:11 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (19 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y Assessors Parcel Map	Y Statement of Financial Interest
N DINA (Not Always Required)	

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
---	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL				982998	06/15/2010 10:48	
N						

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required?	Y Will this go to the City Council?	Final City Council letter received
N Project of Regional Significance?		Annotated minutes received
N Parent Project link required?		Is there a condition of approval for a Required Review?
		If yes, when does it need to be reviewed?

Type of Use
HORSE CORRAL OR STABLE (PRIVATE)

N Is this an Alcohol related Use?	Staff Recommendation
-----------------------------------	----------------------

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

07/29/2010	PC	SCHEDULED		0	0	0
JMARSHALL	06/15/2010					

Report Date 06/16/2010 11:11 AM

Submitted By

Page 4

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Add Date	Modified By	Modified Date		
Added By					

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	06/15/2010 12:24		0.00
BRIAN BARSON; REP FOR NED BUSCH; CK#445; 702-575-0504;					

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SPECIAL USE PERMIT

Report Date 06/16/2010 11:11 AM

Submitted By

Page 1

A/P # 38573 Type SUP Issued Date Issued By

Parcel 13932405008

Location

Owner BUSCH NED M & ANN F

Phone

Address 208 CAMPBELL DR
LAS VEGAS NV 89107-3216

Country ☐ Foreign

Applicant's Full Name BUSCH NED M & ANN F

Day Phone Fax

Pager

Address 208 CAMPBELL DR

LAS VEGAS NV
89107-3216

Fees

NOTIFICATION & ADVERTISING FEE	500.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
PROCESSING FEE	500.00
Total Paid	1030.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	2.48 ACRE
Actual Value	0.00		

Comments

SUP-38573 - SPECIAL USE PERMIT RELATED TO VAR-38582 - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Special Use Permit FOR A PROPOSED PRIVATE HORSE CORRAL TO EXCEED THE MAXIMUM FLOOR AREA REQUIREMENTS FOR AN ACCESSORY STRUCTURE (CLASS I) on 2.48 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of the intersection of Charleston Boulevard and Campbell Drive (APN 139-32-405-008; 009; 010; 011; AND 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Accessory Structure

Project Address (Location) N of NEC of Charleston & Campbell

Project Name Private Residence Proposed Use R-E

Assessor's Parcel #(s) APN# 139-32-405-008, 009, 011, 012 Ward # 1

General Plan: existing DR proposed No change Zoning: existing R-E proposed No change

~~Commercial~~ Residential Square Footage +/- 2,616 Sq Ft Floor Area Ratio

Gross Acres +/- 2.5 Acres Lots/Units 4 Density

Additional Information Variance & SUP needed where accessory structure floor area exceeds 50% of the floor area of the primary dwelling allowed by code.

PROPERTY OWNER Ann & Ned Busch Contact
Address 208 Campbell Dr. Phone: 497-1087 Fax: 870-4513
City Las Vegas State NV Zip 89107
E-mail Address ksl213@aol.com

APPLICANT Ann & Ned Busch Contact
Address 208 Campbell Dr. Phone: 497-1087 Fax: 870-4513
City Las Vegas State NV Zip 89107
E-mail Address ksl213@aol.com

REPRESENTATIVE Brian Barson Contact
Address 9901 Covington Cross Dr. #170 Phone: 575-0504 Fax: 383-8576
City Las Vegas State NV Zip 89144
E-mail Address bbarson@cornerstonecompany.com

Property Owner Signature* [Signature]

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

Print Name Ann & Ned Busch

Subscribed and sworn before me

This 14th day of June, 20 10

[Signature]

Sharon H. Seabury
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SUP- 38573</u>
Meeting Date:	<u>7/29/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>6/15/10</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf



RECEIVED
JUN 15 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-38573** APN: 139-32-405-008, 009, 011, 012

Name of Property Owner: Ned & Ann Busch

Name of Applicant: Ned & Ann Busch

Name of Representative: Brian Barson

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

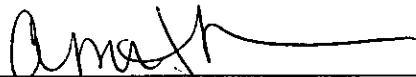
☒ No

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): _____

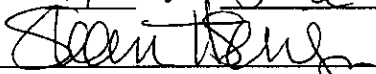
APN: _____

Signature of Property Owner: 

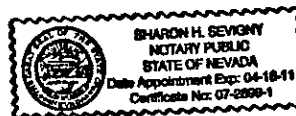
Print Name: Ann F Busch

Subscribed and sworn before me

This 14th day of June, 20 10

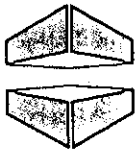

Notary Public in and for said County and State

Sharon H. Sevigny



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JUN 15 2010



Cornerstone Company

Commercial Real Estate Services

June 28, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Variance & Accompanying Special Use Permit
APN: 139-32-405-008, 009, 011, 012

Dear Planning and Development Department,

Enclosed is an application for a Variance & Special Use Permit for an Accessory Structure for that property generally located north of the northeast corner of Charleston Blvd. & Campbell Drive, more specifically described as APN's: 139-32-405-008, 139-32-405-009, 139-32-405-011, & 139-32-405-012 (specific street address not yet assigned). This Variance & Special Use Permit will be contingent upon these four parcels being consolidated into a single parcel. Construction of the primary dwelling will commence before that of the accessory structures.

The property consists of approximately 2.5 acres of land zoned R-E (Residence Estates). The Accessory Structures are going to be +/- 6,783 sq ft for a "shed-row" horse barn and +/- 1,200 sq ft for a hay shelter. The primary dwelling, of which these structures are to be accessory to, is to be +/- 2,616 sq ft. The floor area ratio of primary dwelling to accessory structures is +/- 32.77%.

The Variance is needed because our planned Accessory Structure's ratio of square footage to primary dwelling square footage exceeds that allowed by code. The Special Use Permit is needed because the Variance does not meet the Conditional use requirements; specifically Conditional Use Regulation #3 under the Horse Corral or Stable (Private) use in the Land Use Table of Chapter 19.04, "Barns and other structures shall conform to the standards for accessory buildings".

The property owner/applicant has spoken to all directly adjacent property owners who are all excited that the land is finally being developed, glad that it is going to be the proposed use (single family residence with horses), and are in general support of this variance for accessory structure.

The property owner/applicant is passionate about horses. She competes in barrel racing competitions and spends most hours of the day loving and caring for her horses. The

JUN 29 2010

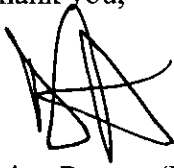
RECEIVED

VAR-38582 REVISED

SUP-38573

property owner owns and personally maintains all of the horses that will reside on the subject property. We ask for approval so that she may build a barn and accompanying hay shelter appropriate for the proper care and shelter for these beautiful animals.

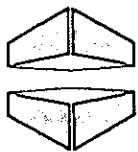
Thank you,

A handwritten signature in black ink, appearing to be 'B. Barson', written over a horizontal line.

Brian Barson (Representative of Owners)
Cornerstone Company

Ann & Ned Busch
Property Owners

VAR-38582
SUP-38573
REVISED



Cornerstone Company

Commercial Real Estate Services

June 9, 2010

City of Las Vegas
Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter –Variance & Accompanying Special Use Permit
APN: 139-32-405-008, 009, 011, 012

Dear Planning and Development Department,

Enclosed is an application for a Variance & Special Use Permit for an Accessory Structure for that property generally located north of the northeast corner of Charleston Blvd. & Campbell Drive, more specifically described as APN's: 139-32-405-008, 139-32-405-009, 139-32-405-011, & 139-32-405-012 (specific street address not yet assigned). This Variance & Special Use Permit will be contingent upon these four parcels being consolidated into a single parcel. Construction of the primary dwelling will commence before that of the accessory structures.

The property consists of approximately 2.5 acres of land zoned R-E (Residence Estates). The Accessory Structures are going to be +/- 3,864 sq ft for a "shed-row" horse barn and +/- 1,200 sq ft for a hay shelter. The primary dwelling, of which these structures are to be accessory to, is to be +/- 2,616 sq ft. The floor area ratio of primary dwelling to accessory structures is +/- 51.66%.

The Variance is needed because our planned Accessory Structure's ratio of square footage to primary dwelling square footage exceeds that allowed by code. The Special Use Permit is needed because the Variance does not meet the Conditional use requirements; specifically Conditional Use Regulation #3 under the Horse Corral or Stable (Private) use in the Land Use Table of Chapter 19.04, "Barns and other structures shall conform to the standards for accessory buildings".

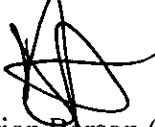
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The property owner/applicant is passionate about horses. She competes in barrel racing competitions and spends most hours of the day loving and caring for her horses. The

RECEIVED
JUN 15 2010

property owner owns and personally maintains all of the horses that will reside on the subject property. We ask for approval so that she may build a barn and accompanying hay shelter appropriate for the proper care and shelter for these beautiful animals.

Thank you,



Brian Barson (Representative of Owners)
Cornerstone Company



Ann & Ned Busch
Property Owners

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JUN 15 2010

SUP-38573

VAR-38582

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q01-00102-5-050700

DATE ISSUED: 03/28/07

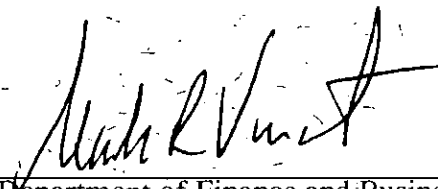
TYPE OF LICENSE: REAL ESTATE BROKER
RICHARD W TRUESDELL
8 PROS

BUSINESS LOCATION: 9901 COVINGTON CROSS DR-170

ISSUE TO:

CORNERSTONE COMPANY
9901 COVINGTON CROSS DR 170
LAS VEGAS NV 89107-3107

PRINCIPAL(S)
TRUESDELL, RICHARD, PRES 100%


Director, Department of Finance and Business Services

Post in a conspicuous place.



RECORDING REQUESTED BY:

Vernon Escrow

Escrow No. 16439AC

Title Order No. FT01-FT100023224

When Recorded Mail Document
and Tax Statement To:

Ned M. Busch

Ann F. Busch

208 Campbell Drive

Las Vegas, NV 89107

(C2)
-1

Inst #: 201005140003938

Fees: \$14.00 N/C Fee: \$25.00

RPTT: \$2805.00 Ex: #

05/14/2010 04:56:38 PM

Receipt #: 352488

Requestor:

FIDELITY NATIONAL TITLE

Recorded By: ARO Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 139 32 405 008;009;011;& 012

GRANT DEED

The undersigned grantor(s) declare(s) Documentary transfer tax is \$ 2,805.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale,

[X] Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

XTREME ENTERTAINMENT II, CORP, a Nevada Corporation

hereby GRANT(S) to

NED M. BUSCH and ANN F. BUSCH, husband and wife as joint tenants

the following described real property in the unincorporated area of Clark County, State of Nevada:

Assessor's Parcel No.: 139 32 405 008, 009; and 139 32 405 011 and 012

Lots One (1) through Four (4) as shown by map thereof on file in File 57 of Parcel
Maps, Page 11 in the office of the County Recorder of Clark County, Nevada

DATED: March 29, 2010

STATE OF CALIFORNIA

COUNTY OF

ON April 16, 2010 before me,

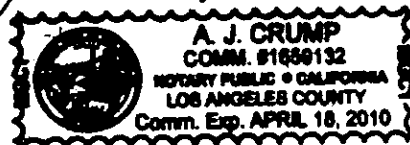
A. J. Crump a notary public,
personally appeared

Lisa Carr King
who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,
executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.
Witness my hand and official seal.

Signature [Signature]

Xtreme Entertainment II, Corp

by [Signature]
Lisa Carr King



Comm. 1659132

RECEIVED

JUN 15 2010

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 139-32-405-008;
b. 139-32-405-009
c. 139-32-405-011
d. 139-32-405-012

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property

\$ 550,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 550,000.00

d. Real Property Transfer Tax Due

\$ 2805.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: K. Tremaine Entertainment Inc
Address: 2705 Marina Dr
City: Las Vegas
State: NV Zip: 89107

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ned and Ann Busch
Address: 208 Campbell Drive
City: Las Vegas
State: NV Zip: 89107

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Fidelity National Title Escrow #: FT100023224
Address: 3100 W. Sahara Ave #115
City: Las Vegas State: NV Zip: 89102

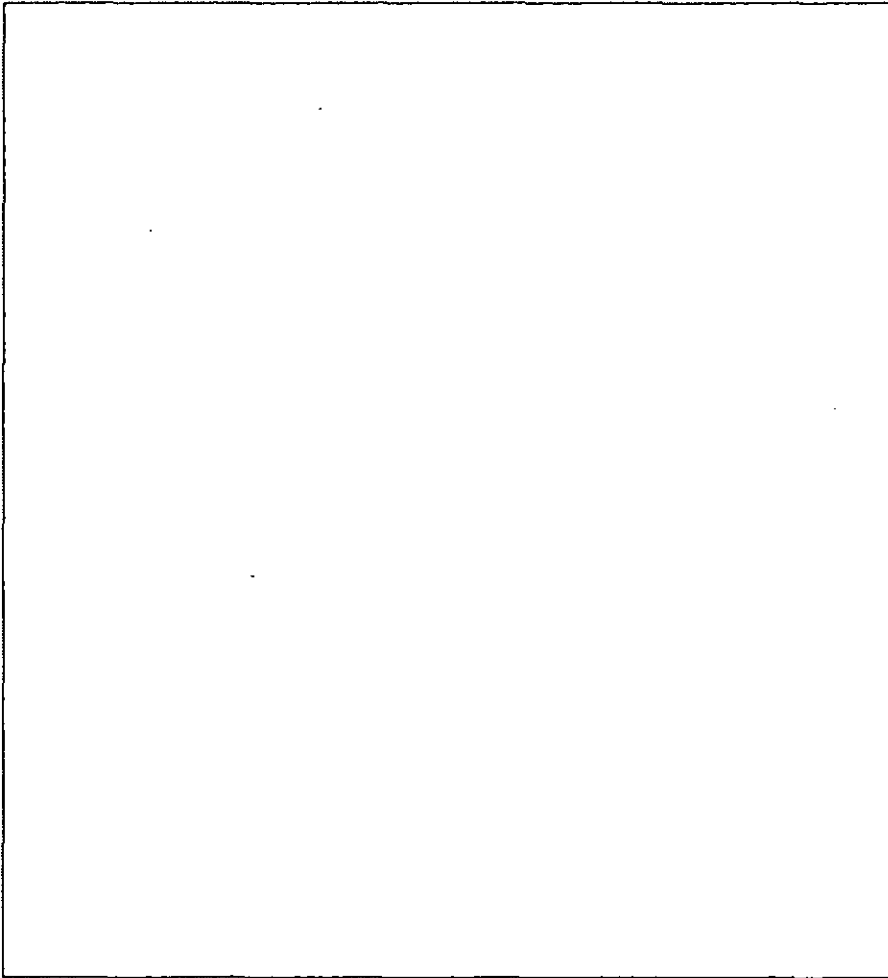
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

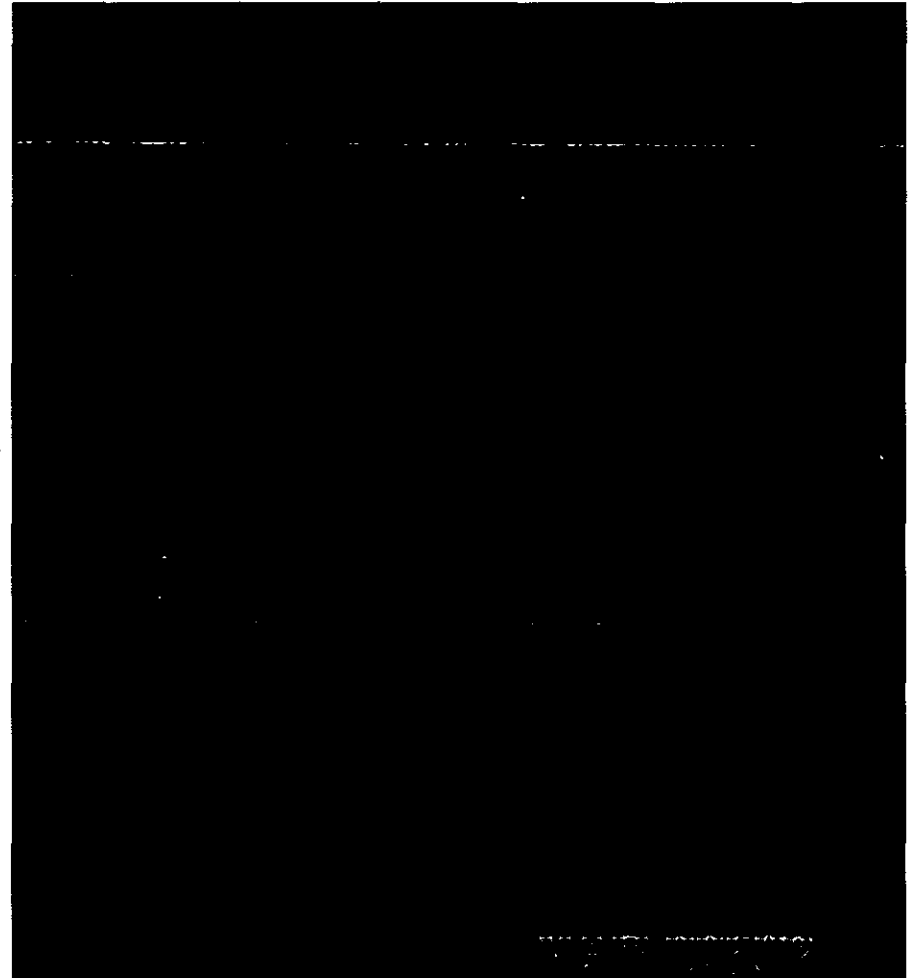
JUN 15 2010

Paint Colors For All Buildings

**Exterior Walls:
"Western Trail"**



**Roofs:
"Burnished Slate"**



SUP-38573