



*City of Las Vegas*

Agenda Item No.: 112.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETINGS OF: AUGUST 1, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
SPECIAL USE PERMIT

SUP-20485 - BEYANCE ITEM - PUBLIC HEARING - APPLICANT: MELISSA OHLSSON  
- OWNER: DUFFY FAMILY TRUST SURVIVORS TRUST - Request for a Special Use  
Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) FOR 20 HORSES WITH A  
WAIVER TO ALLOW THE CORRAL AND STABLE TO BE SEVEN FEET FROM THE  
FRONT PROPERTY LINE WHERE 100 FEET IS THE MINIMUM REQUIRED at 8300 North  
Bradley Road (APN: 75-11-711-003), R-E (Residence Estates) Zone, Ward 6 (Ross). The  
Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard supports
6. Returned postcard supports and protest

Motion made by STEVEN D. ROSS to Approve subject to conditions, deleting Condition 4 and amending Condition 3 as read for the record:

3. Leave a 10-foot wide area east of the property line adjacent to this site on Bradley Road clear for trail purposes to accommodate the future Equestrian Trail called for in the Master Plan Recreation Trails Element, Exhibit 1. The applicant shall be responsible to construct the trail in accordance with City standards, modified as needed to retain as much as possible of the existing trees, but may alternatively participate in a public improvement project to construct the trail and roadway improvements adjacent to this site through a Special Improvement District. Coordinate with the Special Improvement District Section of the Department of Public Works for further information on this alternative.

## CITY COUNCIL MEETING OF: AUGUST 1, 2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

### Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MELISSA OHLSSON, 8300 North Brañey Drive, asked for approval.

TOM McGOWAN, Las Vegas resident, verified that there is a school across from the subject property and supported the application.

COUNCILMAN ROSS indicated a change in a condition would benefit the applicant. BART ANDERSON, Public Works Department, modified Condition 3 requiring construction of an equestrian trail. COUNCILMAN ROSS verified the trees will remain and that the applicant needs to participate in providing the access to the trail. MELISSA OHLSSON replied she would prefer participating through a Special Improvement District.

COUNCILMAN ROSS verified the deletion of Condition 4 to keep the rural nature of the ranch, to which the applicant agreed.

MAYOR GOODMAN declared the Public Hearing closed.

