



City of Las Vegas

Agenda Item No.: 80.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: VAR-38582 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANN AND NED BUSCH - Request for a Variance to Add Two Accessory Structures (CLASS II) (PRIVATE HORSE STABLE AND BARN) FOR A TOTAL OF 7,983 SQUARE-FEET WHERE 1,300 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 199-32-405, 008, 009, 011, and 012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

Planning Commission Mtg.

9

City Council Meeting

4

City Council Meeting

4

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-38582 and SUP-38573
2. Conditions and Staff Report - VAR-38582 and SUP-38573
3. Supporting Documentation
4. Photos - VAR-38582 and SUP-38573
5. Justification Letter - VAR-38582 and SUP-38573
6. Protest/Support Postcards and Concern Letter by Robert Burkey for VAR-38582 and SUP-38573
7. Recordation Notices of City Council Action and Conditions of Approval
8. Backup referenced from the July 29, 2010 Planning Commission Meeting Items VAR-38582 and SUP-38573

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 80 and 81.

ANN and NED BUSCH and BRIAN BARSON, 9901 Covington Cross Drive, representing the applicants, were present. MRS. BUSCH explained that the intent is to build a first-class stable

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for horses. All measures will be taken to control flies, control dust and conserve water.

COUNCILWOMAN TARKANIAN commented that the closest two homeowners associations are in favor.

MRS. BUSCH explained to the Councilwoman that she has met with resistance from the adjacent commercial owners, who were concerned about losing their tenants. Since improvements were made to the commercial properties, the owners have withdrawn their concerns. She is putting together information packets for the tenants. MRS. BUSCH added that the reason the barn is so large is because of the up-to-date equipment it uses to keep the barn clean for the horses.

DONALD MOORE, Landscape Designer, stated that he will be installing an automatic irrigation system that will water before riding times to keep the ground moist and keep the dust from blowing. An Integrated Pest Management (IPM) system will help control flies by keeping the areas dry, as well as a misting system that puts an inhibitor into the air, provide static control areas with a chemical that will be applied to the side of the barn and corals, which is safe for horses and humans. In addition, an odor control system will be installed that absorbs odors. To mitigate on neighbors concern of having a gas leak between his property and the barn, the applicant has agreed to install box fans and air purifiers. COUNCILMAN FOSS indicated that two of his neighbors have a similar system and it works.

ANTHONY HODGES, Las Vegas resident, said he loves horses and commended the BUSCH family for caring so much about the horses.

ATTORNEY MARK HAWKINS, 300 South 4th Street, Suite 1400, representing the commercial complex to the south of the subject property, appreciated the applicant's willingness to address the owner's concerns. Although the horses are permitted, the owner objects to the size of the stable.

MR. HAWKINS explained for COUNCILWOMAN TARKANIAN that the structure would hinder the tenants because it is extremely large and visible from the rental commercial units. At one time it was proposed the structure be placed at the northern portion of the property.

COUNCILWOMAN TARKANIAN remarked that the structure is very attractive and resembles a small cottage. MRS. BUSCH interjected that the size of the stable sounds larger than it really is. It includes a hay barn, a bathroom and a patio on the front. The reason the house was not built along the northern boundary is because that corner of the lot is right up to the commercial property and the soccer field. She added that the stable is screened by a tall wall.

KYLE CARTER and JERI HAGEN, area residents, supported the application and rural properties for horses. MR. CARTER noted that the size of the barn is standard in the horse industry.

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COUNCILWOMAN TARKANIAN stated that leaving the property vacant is not an option, given the youth and transients in the area. Also, the neighborhood support is overwhelming.

MARGO WHEELER, Director of Planning and Development, suggested additional conditions imposed on Item 81.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 80 and 81

