City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

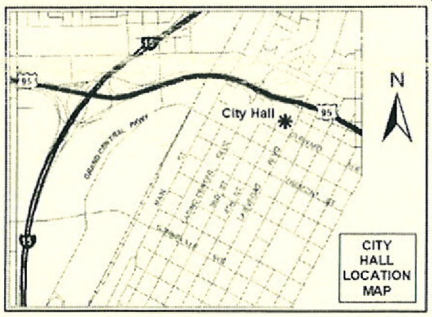
PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 20 2010
MAILED FROM ZIPCODE 89101

2010 AUG 24 P 1:17

RECEIVED
CITY CLERK

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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
City Council Meeting of 9/1/2010

The proposed structures would be too close to the homes and the nearby school.

GUARRELLA ROSALIA M & JOSEPH
704 CAMPBELL DR
LAS VEGAS NV 89107-4408

APN#13932404004

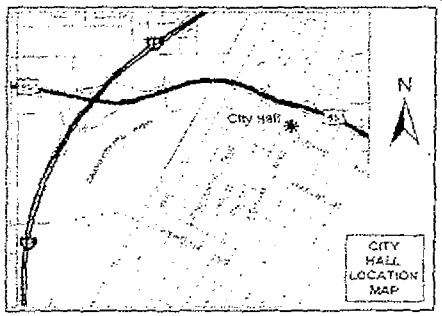
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 20 2010
MAILED FROM ZIP CODE 89101

RECEIVED
CITY CLERK
2010 AUG 24 A 8 00

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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
City Council Meeting of 9/1/2010

A-1 BUILDING L L C
3101 ASHBY AVE
LAS VEGAS NV 89102-1907

APN#16205112007

FIRST CLASS MAIL

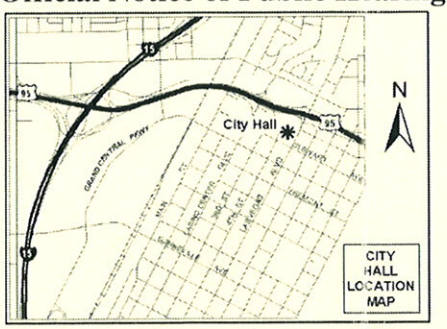
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 20 2010
MAILED FROM ZIP CODE 89101

RECEIVED
CITY CLERK
2010 AUG 25 A

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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

City Council Meeting of 9/1/2010

Because of the smell, dust, noise, flies and the dust. The owners will not be living on the property which is zoned residential

MCAFEE CLARK & KATHLEEN FAM TR
MCAFEE CLARK & KATHLEEN TRS
823 CAMPBELL DR
LAS VEGAS NV 89107-4407

APN#13932405025

80/81

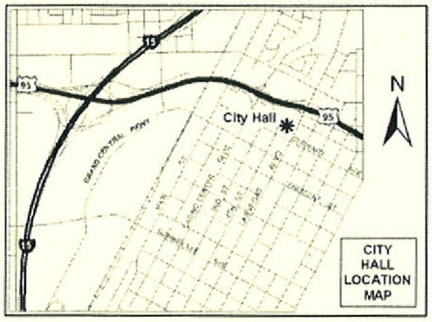
City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 20 2010
MAILED FROM ZIP CODE 89101

RECEIVED
2010 AUG 24 P 1:20
CITY CLERK

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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
City Council Meeting of 9/1/2010

MOLLER-BURKEY TRUST
BURKEY ROBERT R TRS
801 CAMPBELL DR
LAS VEGAS NV 89107-4407

APN#13932405010

PAGE 01/01

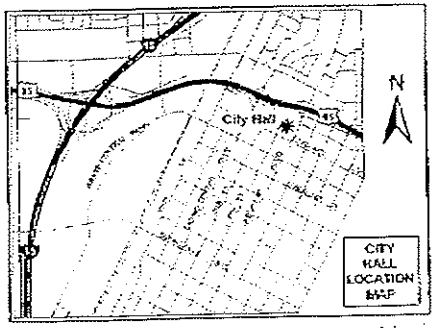
RECEIVED
CITY CLERK

2010 SEP -1 A 10 14

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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

City Council Meeting of 9/1/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 20 2010
MAILED FROM ZIP CODE 89101

BAUGHN DAVID W
HOOK-BAUGHN KIMBERLY K
814 S KENNY WY
LAS VEGAS NV 89107-4436

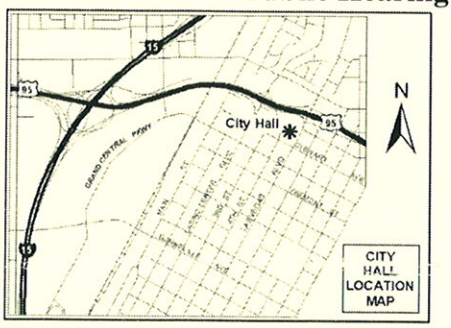
APN#13932410014

09/01/2010 10:34 7027996174 18/09

09/01/2010 WED 09:35 [TX/RX NO 8254] 001

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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
City Council Meeting of 9/1/2010

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 AUG 20 2010
MAILED FROM ZIP CODE 89101

RECEIVED
AUG 2 [illegible] 2010
KAMER ZUCKER ABBOTT
ATTORNEYS AT LAW

RECEIVED
2010 AUG 25 A 11:1
CITY CLERK

MICHAEL ETHAN INVESTMENT L L C
3000 W CHARLESTON BLVD #3
LAS VEGAS NV 89102-1990

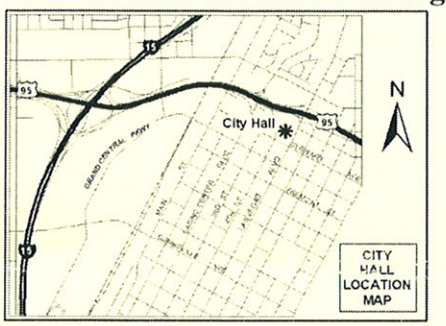
APN#13932405020

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 20 2010
MAILED FROM ZIP CODE 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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
City Council Meeting of 9/1/2010

RECEIVED
AUG 2 9 2010
KAMER ZUCKER ABBOTT
ATTORNEYS AT LAW

2010 AUG 25 A 11
RECEIVED
CITY CLERK

MICHAEL ETHAN INVESTMENTS L L C
3000 W CHARLESTON #3
LAS VEGAS NV 89102-1990

APN#13932405023

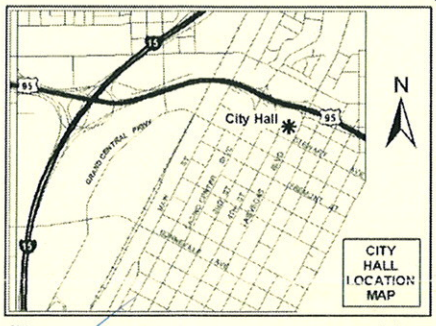
80/81

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 20 2010
MAILED FROM ZIP CODE 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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
City Council Meeting of 9/1/2010

RECEIVED
AUG 2 9 2010
KAMER ZUCKER ABBOTT
ATTORNEYS AT LAW

2010 AUG 25 A 11
RECEIVED
CITY CLERK

ETHAN MICHAEL INVEST LLC ETAL
%G KAMER
3000 W CHARLESTON BLVD #3
LAS VEGAS NV 89102-1990

APN#13932405019

21 August, 2010

City of Las Vegas
Office of the City Clerk
400 Stewart Avenue
Las Vegas, NV 89101

Re: VAR-38582 & SUP-38573

To All Who Are Concerned,

Upon attending the Planning Commission public hearing concerning this matter on July 29, 2010, I was distressed to hear that my letter to Councilwoman Tarkanian was counted as a letter of "support". I stated in that letter that I would not oppose the project as long as all the restrictions and conditions dictated by the zoning regulations were adhered to strictly. "Not opposing" is not the same as "supporting".

Please find enclosed and attached, a copy of that letter addressed to Councilwoman Tarkanian and a copy of my notes regarding the concerns I planned to verbally express at that public meeting. Some of the items were addressed by other attendees, and I did not belabor these to the Commission. While I feel my comments were largely ignored at that meeting, all of my stated concerns and the addendum later attached, are still at the forefront of this issue.

The scale of this proposed equestrian facility is over six (6) times the allowable size for such a facility on this acreage. The stated focus of this proposal is primarily equestrian and it appears that the required "owner occupied primary residence" is merely an accessory to the barn/corral/stable. I'm concerned that the small house will eventually become a rental or caretaker residence and the primary use of the property will be equestrian, which would be a blatant abuse of the residential zoning.

Las Vegas Zoning Regulations require the conditional/special use to be an accessory to the on site owners principal residence. How does the City of Las Vegas propose to assure us that the property including it's owner's "principal residence" shall always remain owner occupied?

I await a prompt written response addressing my concerns outlined above.

Respectfully,

Robert Burkey
801 Campbell Dr.
Las Vegas, NV 89107

21 July, 2010

Lois Tarkanian
Councilwoman - Ward 1
City of Las Vegas
Las Vegas, NV 89195-1105

Dear Councilwoman,

Last Saturday, 16 July 2010, Ann & Ned Busch paid us a visit and showed us a small plot plan showing their proposed new home and equine facility adjacent to our property at 801 Campbell Dr. At that meeting I stated that I was aware of the zoning permitting horses and I would not oppose the conditional use given complete compliance with all restrictions defined in the Zoning Code of the City of Las Vegas.

We discussed a few of my concerns, the first being the enormous scale of the equestrian facility. Twelve horses seems excessive considering the size and location of the property; adjacent to residential, commercial/medical and a school.

The conditions set forth by the zoning regulations state that the corral/stable is to be an accessory to the principle residence. However, the scale of the this facility seems to make the home the accessory.

Another important concern is that of access to the manure dumpster without leaving it in the public right-of-way waiting for pickup. Is there a way to require the location and pick up of the manure dumpster to be somewhere near the eastern property line as a condition of the permit? (I want to emphasize that Ann & Ned are very cognizant of this issue but there is always a possibility that they might not always be the occupant of the property.)

The Zoning Code requires a setback of 100' from the front property line to any corral/stable, (I assume the original lot lines have been vacated). Therefore, by definition, the "front" lot line is now the western property line as it is the only line with street access.

During our discussions, I suggested that moving the house (principle residence) to the western side of the property might free up more area for the corral/stable/arena portion of the property. (The house requires only 50' setback from the front property line.)

Please feel free to express these concerns at the Public Hearing - 29 July, 2010.

Sincerely,

Robert Burkey

cc. Ann & Ned Busch

Considerations, in addition to those in my letter (in no particular order).

1.
The property we're discussing here this evening was originally platted and accepted as four (4) individual residential lots, each approximately ½ acre in size. Because the cul-de-sac & street share part of each lot, the net lot size was actually considerably less than ½ acre. With the required setbacks (100' from the front property line), the construction of the required "principle" residence, and the other restrictions for conditional use, the possibility of acquiring a conditional use permit for these properties would have been extremely unlikely if not impossible. In other words, none of us could have imagined an equestrian facility at this location.

2.
The possibility exists that persons not as conscientious as Ann & Ned could acquire the property (either by sale of lease). That could & probably would lead to the common situation we normally associate with equine facilities - odor, rodents, insects, dust/dirt etc..

3.
Ann & Ned might not always be the occupant of the property. There is the potential of an "absentee" owner acquiring the property who might put and employee, tenant or caretaker in the required "principle residence of the owner", thus making the equestrian use the "principle" use.

4.
Weather permitting, the employees & workers in the commercial property contiguous to the south usually enjoy their breaks and lunch in the picnic area adjoining the proposed equestrian area. Surly, the odor, dust, insects would diminish or end their enjoyment of this area.

21 August 2010

An Attorney, Mark A. Hawkins, representing the commercial property contiguous to the subject property, was present at the public hearing 6-29-2010. He expressed the property's opposition to the proposed equine facility.