



*City of Las Vegas*

Agenda Item No.: 120.

**AGENDA SUMMARY PAGE - PLANNING  
CITY COUNCIL MEETING OF: JULY 19, 2017**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

Consent  Discussion

**SUBJECT:** UP-6967 ABEYANETTEY, SPECIAL USE PERMIT - PUBLIC HEARING - APPLICATION OWNER: VENZA BRADY - For possible action on an Appeal of the Denial by the Planning Commission on a request for a Special Use Permit FOR A PROPOSED BED & BREAKFAST HOUSE WITH WAIVERS TO ALLOW GUEST PARKING NOT BE SCREENED BY A 10-FOOT TALL FENCE OR DENSE LANDSCAPING AND TO ALLOW THE USE TO BE LOCATED ON A 39-FOOT RIGHT-OF-WAY WHERE 50 FEET IS REQUIRED at 309 Arnold Street (APN 139-33-210-037), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [R-6964]. The Planning Commission (7-0 vote) and Staff recommend DENIAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="16"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="20"/>
<b>City Council Meeting</b>	<input type="text" value="9"/>	<b>City Council Meeting</b>	<input type="text" value="15"/>

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and Staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Appeal Documentation
6. Justification Letter
7. Protest/Support Postcards and Letters/Emails of Support, Acknowledgement, and Intent
8. Backup Submitted at the May 9, 2017 Planning Commission Meeting

Motion made by RICKI Y. BARLOW to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
MICHELE FIORE, BOB COFFIN, RICKI Y. BARLOW, CAROLYN G. GOODMAN, LOIS TARKANIAN, STAVROS S. ANTHONY, STEVEN G. SEROKA; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open.

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PETER LOWENSTEIN, Planning Section Manager, stated the proposed use does not meet the minimum standards set-forth for the Bed and Breakfast. The establishment of this commercial use is too intense for the surrounding residential uses. In addition, the use will be located within 660 feet of two short-term residential rental uses. While there is no requirement for a distance separation, the uses are similar; therefore, staff is recommending denial.

VENZA and DILLON BRACKEN, applicants, were present. MR. BRACKEN stated when they first applied they did not understand the process but learned to ask for advice from different Councilmembers, which is what helped them develop the plan. The Bed and Breakfast will be used primarily for families of burn victims at Lions Burn Center. They have also been working with the Ronald McDonald House who would like to use this rental for the overflow of the families of patients. He stated that there was one person who showed concern; however, after speaking with her, she has now joined the community in supporting the project. MR. BRACKEN noted that there is currently an issue with parking as they have a three bedroom rental and only two guest parking spaces. He agreed to the conditions.

LINDSEY GREEN felt this was an example of over regulation. In answer to MAYOR GOODMAN, he stated he does not know if he lives at the property owner, as he lives by Craig Road and US 95.

MR. BRACKEN affirmed for COUNCILMAN BARLO that they will remain a Bed and Breakfast as they work to target short-term rental. COUNCILMAN BARLO thanked the applicants.

MAYOR GOODMAN declared the Public Hearing closed.

