



City of Las Vegas

Agenda Item No.: 89.

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF DECEMBER 6, 2017

DEPARTMENT: PLANNING

DIRECTOR: PETER LOWENSTEIN, AICP

☐ Consent ☒ Discussion

SUBJECT:

UP-7127 - ABHEYANETTEY, SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: VENZA BRACKEN - For possible action on a request for a Special Use
Permit FOR PROPOSED SHORT TERM RESIDENTIAL RENTAL USE WITH A WAIVER
TO ALLOW MINIMUM FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660
FENTIS REQUIRED. 309 Arnold Street (APN 139-83-210-037), R-1 (Single Family
Residential) Zone, Ward 3 (Barlow) [PRJ-71263] The Planning Commission (5-2 vote)
recommends DENIAL. Staff recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

23

City Council Meeting

17

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

2

RECOMMENDATION:

The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL,
subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcard
7. Backup Submitted from the October 18, 2017 City Council Meeting
8. Submitted at Meeting The Phoenix House Manual and Supporting Documentation
9. Backup Submitted at the September 12, 2017 Planning Commission Meeting

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

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

VENZA and DILLON BRACKEN, applicants, appeared. MR. BRACKEN submitted The
Phoenix House Manual and supporting documentation as backup. He provided a history of this

CITY COUNCIL MEETING OF: DECEMBER 6, 2017

application noting they live in the home and were approved for a Bed & Breakfast use, and they will be working with the Lions Burn Center and the Ronald McDonald House. MR. BRACKEN indicated they have a Ring doorbell, video cameras and a decibel reader and requested approval of this application.

PETER LOWENSTEIN, Acting Director of Planning, reported on July 19th, the City Council approved a Special Use Permit for a Bed & Breakfast at this location, and the proposed short-term rental is intended to operate in conjunction with that use. It is similar in nature to the recently approved Bed & Breakfast Inn, which is defined as a facility where overnight accommodations and breakfast are provided to guests. Due to the similar nature of a short-term rental and a bed and breakfast, it has been determined the proposal is compatible with the surrounding residential uses; therefore, staff recommended approval. The Planning commission, however, found the proposed use to be incompatible with the surrounding area and denied the application.

MAYOR GOODMAN commented on their tenaciousness.

MAYOR GOODMAN declared the Public Hearing closed.

