

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Application for Special Use Permit



Case # SUP-71414

Applicant Name: Rachel Hopper

Planning Commission Meeting Date: October 10, 2017

Staff recommends "APPROVAL"

Presented at Planning Commission

Date 10/10/17 Item 72

1. Better Up Keep & Maintenance of Property: *Before I moved in the property was a bit run down. The yard was riddled with weeds and there was trash littered throughout the property. This is no longer the case; the home has been completely remodeled and is no longer an eye sore for the neighborhood. We have the pool serviced weekly and lawn maintenance bi-weekly to make sure the property stays clean and beautiful.*

BEFORE



AFTER



2. NOT an Investment Property...This is MY home: *This is my home. Unlike some of the applications you may see before you tonight, I purchased this home to live in. I'm applying for a SUP because, when I stay with my Mom who lives about 15 minutes away or when I travel for work I like to have the option to rent it out so the house does not stay empty.*

MY BEDROOM



Even when I am traveling I am still available. I also have my fiancé, my mother and my “property assistant” that all live less than 15 minutes away and are available 24/7. I have a 24/7 emergency contact number listed on a placard outside the property.

3. Screening of Potential Guests: *I require all guests to have a valid government registered ID with Airbnb and positive reviews from past hosts to be eligible to book my property. I also WILL NOT rent to local Las Vegas residents as it makes sense that they would know more people in the area and would potentially be more likely to throw a party vdersus out of town guests.*

MY BOOKING SETTINGS

Guest requirements

Adding more requirements may mean fewer reservations. Anyone who doesn't meet your requirements can still send a request.

Airbnb standard requirements



Profile photo, confirmed email and phone number, and payment information. New guests acknowledge how traveling on Airbnb is different. [Learn more](#)

Government-issued ID



These guests have verified identities.

Recommendation from other hosts



These guests have traveled on Airbnb, are recommended by other hosts, and have no negative reviews.

4. Clear Communication with Potential Guests: *I will make it very clear to any potential guests that this is NOT a party house. Not only do I have this clearly stated in the description of the house on my listing, but I also have it stated in the House Rules which all guests must agree to before booking. I also plan to speak with the guests to confirm their anticipated use of the property, find out how many people will be there, and I will reiterate the House Rules once more.*

HOUSE RULES

House Rules

No smoking
No parties or events
Check in time is 3PM - 1AM (next day)
Check out by 11AM

THIS IS NOT A PARTY HOUSE!! Please read all the rules in full as violation of these rules will result in you being required to vacate the property and having to forfeit all monies paid.

THE RULES:

*ALL cars must be parked in the house driveway ONLY (can accommodate 4).
There can be NO street parking per a city LAW.

* Please note the maximum occupancy of the property (nighttime and daytime and do not exceed).

*We ask that you treat our home and the furniture respectfully.
Unfortunately, we do not allow smoking in the house or in the backyard.

*We do allow house trained and well behaved pets and we even have a "welcome" area just for your furry friend!

* There is NO illegal activity of any kind allowed on the property.

* Please be respectful of the neighbors and keep the outside noise down after 10 PM.

HOW WE ENSURE THESE RULES ARE FOLLOWED:

We have a property manager that drives by multiple times a day to make sure none of these rules are violated. We also have a number of devices that ensure these city LAWS are followed including:

* A device that monitors noise and alerts us if it goes above a noise nuisance level

* A device that monitors the number of cell phones (and therefore people) on the property

* Cameras on the exterior of the property to monitor the parking situation and the number of guests.

There is no negotiation here! We are committed to complying with these city laws and respecting our neighbors. If we find out you do not follow the rules, your deposit will be forfeited. I repeat THIS IS NOT A PARTY HOUSE!

If we find out you do not follow the rules your deposit will be forfeited. I repeat this is not a party house!!!!

5. Technology Support (Floodlight Cam): *This is a flood light camera that faces the property (driveway and the street) so that I can monitor the number of guests that are on the property 24/7. I also intend to use this to make sure that no one parks on the street which would violate city code.*

EXAMPLE OF DEVICE

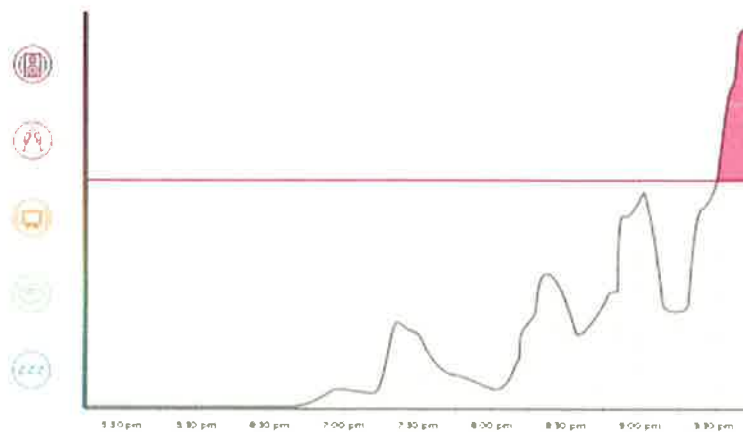


6. Technology Support (NoiseAware): *This device monitors the decibels and duration of noise at the property 24/7. I have one inside the living room area and another one outside by the pool. I am able to check the noise level at the property at any time. I also have the device set to alert me when the noise level approaches 60 decibels to make sure I comply with city code (09.16.030). Should this happen, I can then notify the guests and ask them to keep it down and/or go over there and see what is going on.*

EXAMPLE OF DEVICE

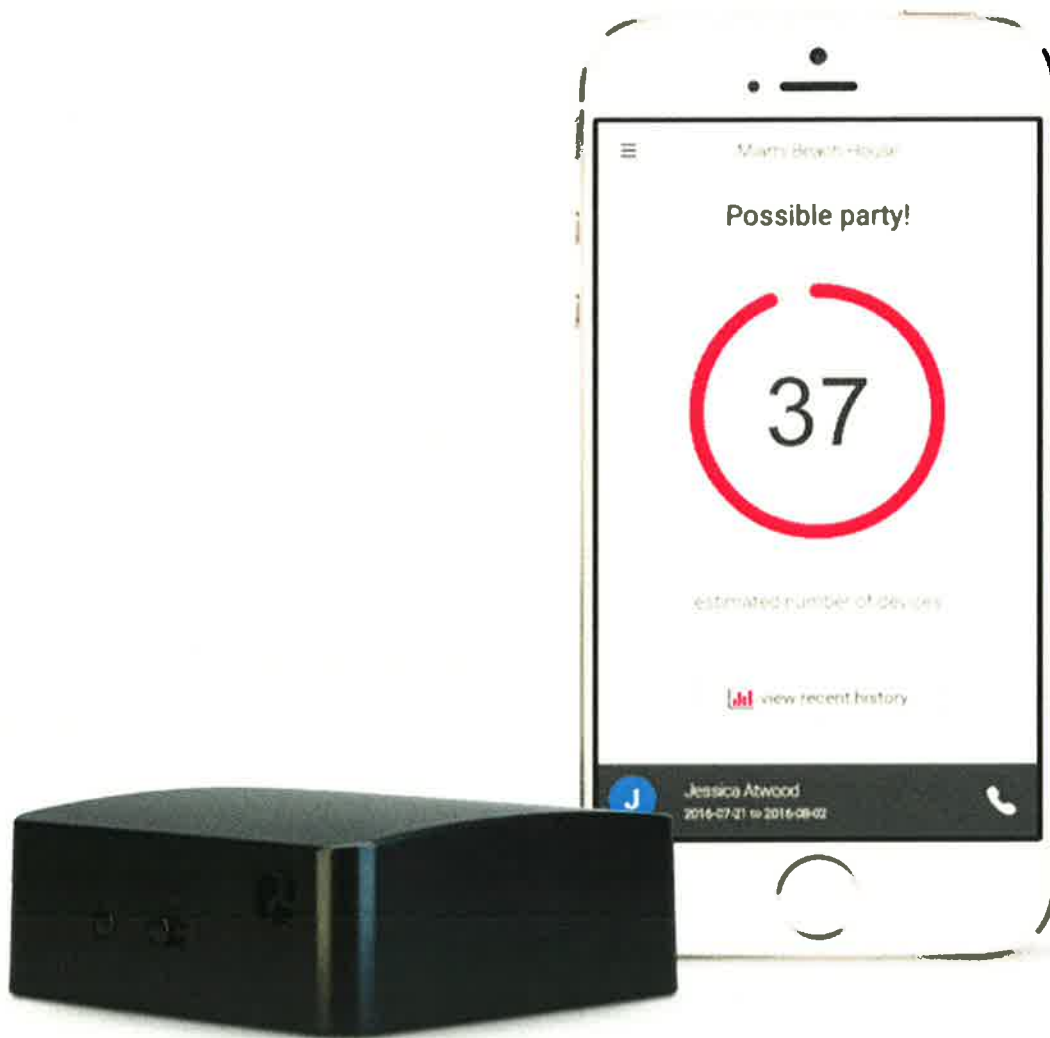
NoiseAware detected a noise violation at 123 Baker Street.

Property Details



7. Technology Support (Party Squasher): *This is an in-home sensor that counts the number of mobile devices within the house 24/7 and alerts me if the number goes above the limit which I have set. I have set the maximum number of devices to align with the maximum occupancy I am allowed to have per city code.*

EXAMPLE OF DEVICE



8. How do I know this will work? Because it has been: *Prior to realizing that I needed to get an SUP, I was renting out my home when I was traveling. I have not had any issues at the property, the cops have never been called, neighbors have never complained and no parties have ever been thrown.*

9. I have ONLY been renting to families: *Here are some examples of some past guests that I have had prior to shutting down my listing.*

EXAMPLES OF GUESTS



Guadalup

I don't have words to describe your excellent service, communication, and kindness. My family were completely happy and thankful for everything. The room for the kids was awesome, The house's decorations are exquisite, we really like your house. We will be back soon. I appreciate the extra day also. I am sorrow that we can't stay more days, because you have it rented already. Thank you Rachel



Christina

The home was beautifully done and accommodate our large family perfectly. Rachael was a fantastic host and we plan to book her home again soon. A perfect home for large family gatherings and vacations.



Loretta

Rachael Ashley is definitely a super host. The Glam House was perfect for my family. My first Vegas experience staying off the strip was so enjoyable, so many great restaurants & since we able to bring our dog & enjoy sum off the best dog parks Vegas has. The Glam House has so much to offer with the game room , the pool . I really enjoyed the ping pong table . I definitely would return to The Glam House.



Javier
Rick

Great place for the family ! Rachel was great ! had a question and she was quick to answer . We really enjoyed all the amenities the house offered.

- 10. Additional Steps Taken:** *In addition to the steps above, I also drove by the property on nights when it was rented (especially if it was a Friday or Saturday) to make sure no cars were parked on the street and that there was no loud music or noise heard on the property. If I wasn't in town either my Fiancé, "property assistant" or my Mom would drive by and check.*

CONCLUSION:

As I mentioned I had been renting the house out before I realized I needed to get an SUP. During that time period, I never had any issues with any guests and NO parties were ever thrown. The strategy I have outlined above will work to address your number one concern of making sure this house is not a party house. I know this because it has worked. This is my home and I am just as committed to making sure that NO parties are thrown, that I remain compliant with the city code/requirements and that my neighbors are not inconvenienced in any way.

*I hope that you guys honor the staff recommendation for **APPROVAL** and at this time, I am happy to answer any questions you may have.*

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, October 10, 2017 9:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

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OCT 10 2017
City of Las Vegas
Dept. of Planning



Formstack Submission For: Planning Application Comments
Form_2017
Submitted at 10/10/17 9:53 AM

Planning Application Number: SUP-71414

Position: I Oppose

Name: Gerald Duncan

Residential or Business Address: 1716 Adra Ct.
Las Vegas, NV 89102

Comments: This property is located across Washington from Gibson middle school and only a few blocks from All Saints Day School. Since short-term rentals increase car traffic and bring transients into the area whose backgrounds are not known, it is a risk to children to have an STR in this area.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

Submitted after final agenda
10/10/17 Form 72P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, October 10, 2017 9:05 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept. of Planning



Formstack Submission For: Planning Application Comments
Form_2017
Submitted at 10/10/17 9:05 AM

Planning Application Number: Sup 71414

Position: I Oppose

Name: Michelle Duncan

Residential or Business Address: 1716 Adra Ct
Las Vegas, NV 89102

Phone: (702) 373-1365

Email: gkd_mmd@yahoo.com

Comments: I oppose this and all short term rentals in our single family residential neighborhoods. The city has imposed a huge hardship on all ouresidents by allowing these in our neighborhoods. We need to follow the examples of so many of the large cities in this country and do away them or limit ownership of them by non residents.

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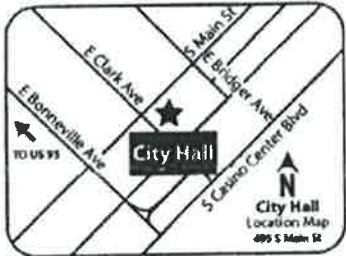
Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

Submitted after final agenda
Date 10/10/17 72P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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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 Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

SUP-71414 [PRJ-71356]

Planning Commission Meeting of **10/10/2017**

97 HRFN1 89107

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City of Las Vegas
Dept of Planning

Case: SUP-71414
13930711107
MOSS V & M REVOCABLE FAM TR 2006
MOSS VICTOR J & MARIA L TRS
4008 W BONANZA RD
LAS VEGAS NV 89107-2149



Submitted after final agenda

10/9/17

Item

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Case: SUP-71414

13930711080
LESTELLE VIRGINIA
3800 APACHE LN
LAS VEGAS NV 89107-2007

I SUPPORT
this Request

I OPPOSE
this Request

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SUP-71414 [PRJ-71356]

Planning Commission Meeting of **10/10/2017**

57 HRFNPI 89107



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SUP-71414 [PRJ-71356]

Planning Commission Meeting of 10/10/2017

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CITY OF LAS VEGAS
DEPT. OF PLANNING

Case SUP-71414
13930711091
LYBARGER ROBERT W & MICHIKO
3809 APACHE LN
LAS VEGAS NV 89107-2006



Submitted after meeting

Date 10/5/17 Item

72P

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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 EL**

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NO SPECIAL USE PERMIT

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I SUPPORT this Request

I OPPOSE this Request

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SUP-71414 [PRJ-71356]

Planning Commission Meeting of **10/10/2017**

Case: SUP-71414
 13930711050
 LOSKY JOHN M JR REVOCABLE LIV TR
 LOSKY JOHN M JR TRS
 712 LANGTRY DR
 LAS VEGAS NV 89107-2014

97 HRDFNP1 89107



Application Information

SUP-71414 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RACHEL A. HOPPER - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 821 Mar Jay Court (APN 139-30-711-088), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-71356].

*1. THIS IS EL RESIDENTIAL - TWO IN YOUR AREA
 THIS IS SECOND APPLICATION
 IN THIS AREA -*

2. CEMO

3. CAUSE VANS TO GO DOWN -

4. DO NOT WANT ENTIRE BLOCK TURNED INTO CONDO'S

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: October 10, 2017
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to <http://www.lasvegasnevada.gov>.

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Case: SUP-71414

13930711047
BEECHER EDWARD J & MARTHA
724 LANGTRY DR
LAS VEGAS NV 89107-2014

I SUPPORT
this Request

I OPPOSE
this Request

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SUP-71414 [PRJ-71356]

Planning Commission Meeting of 10/10/2017

87 HRDFNP1 89107



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I SUPPORT
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I OPPOSE
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SUP-71414 [PRJ-71356]

Planning Commission Meeting of **10/10/2017**

97 HRDFNF1 83107



Case: SUP-71414
13930711142
LIM FRANK BARK FOO TRUST
LIM FRANK BARK FOO TRS
4101 SNEAD DR
LAS VEGAS NV 89107-2062

30-Sep-2017 12:59

From Frank Lim. Phone #7025306388

FaxZero.com

p.2

72P