

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

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 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-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

97 BRDFNP1 89107

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MAY 3 2017

City of Las Vegas
 Dept. of Planning



*This house
 was purchased
 in JAN 2017
 with 2 FHA loans*

13933210006
 ON THE ROAD AGAIN TRUST
 400 MAC ARTHUR WAY
 LAS VEGAS NV 89107-3232

Case: SUP-69676

owner occupied ONLY



Submitted after final agenda

Date 5/3/17 Item

59P

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

UP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

*This house
was purchased
JAN 2017 w/
FHA loan = owner
occupied only*

13933110081
ON THE ROAD AGAIN TRUST
400 MACARTHUR WAY
LAS VEGAS NV 89107-3232

Case: SUP-69676

97 8909NF1 89107



59P

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City of Las Vegas
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I SUPPORT
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I OPPOSE
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of **5/9/2017**

97 BRCFNP1 89107

*This house
 was purchased
 w/ FHA loan =
 owner occupied
 only*

13933210041
 ON THE ROAD AGAIN TRUST
 400 MAC ARTHUR WAY
 LAS VEGAS NV 89107-3232

Case: SUP-69676

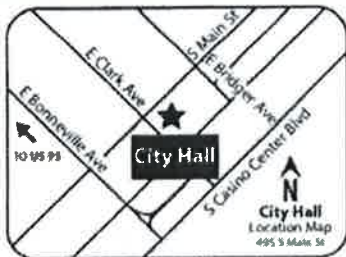


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I SUPPORT
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of **5/9/2017**

13933210100
BLUE HORIZON BAY L L C
10313 POMPEI PL
LAS VEGAS NV 89144

Case: SUP-69676

131 BRDFNP1 89144

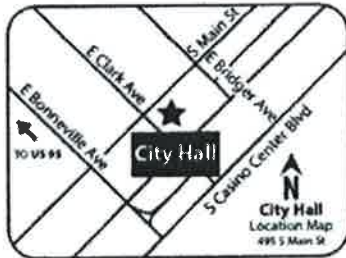


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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

131 BRDFNP1 89144

13933210113
LUK DIANA A
10313 POMPEI PL
LAS VEGAS NV 89144-1208

Case: SUP-69676



59P

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Las Vegas, Nevada 89106



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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

13933210136 Case: SUP-69676
LUK KAYE C & DIANA A
10313 POMPEI PL
LAS VEGAS NV 89144-1208

131 BRDFNP1 89144

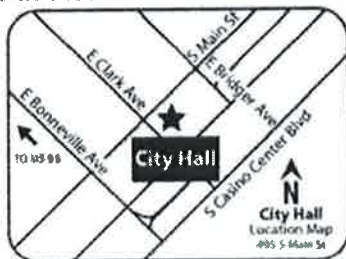


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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

13933210124
LUK KAYE C & DIANE A
10313 POMPEI PL
LAS VEGAS NV 89144

Case: SUP-69676

131 BROFNP1 89144



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City of Las Vegas

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

67 BRDFNP1 69106

Not Happy



*We already have an
ARVB at 363 S Tonopah Dr
and the cars, parking,
and speeding has
increased ten fold.*



13933210134

Case: SUP-69676

DANIELLE BURES FAMILY TRUST
BURES DANIELLE KATHERINE TRS
401 S TONOPAH DR
LAS VEGAS NV 89106

Submitted after final agenda

Date 5/4/17 Item

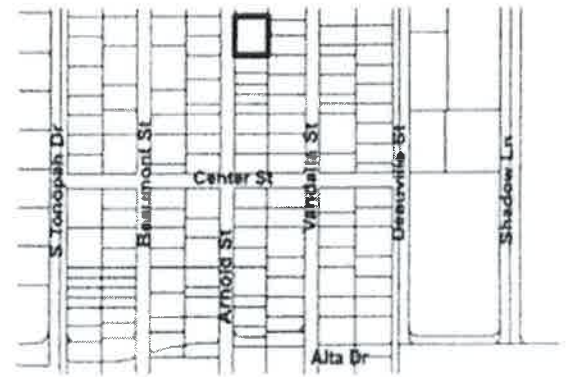
S9P

Application Information

SUP-69676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VENZA BRACKEN - For possible action on a request for a Special Use Permit FOR A PROPOSED BED & BREAKFAST INN USE WITH WAIVERS TO ALLOW GUEST PARKING NOT BE SCREENED BY A SIX-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) [PRJ-69641].

This is a short dead end street - turn north there is a surprising amount of traffic. Also "BED & BREAKFAST" translates into PARTY HOUSE!!!

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: May 9, 2017
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street, 2nd Floor
 Las Vegas, Nevada 89101

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

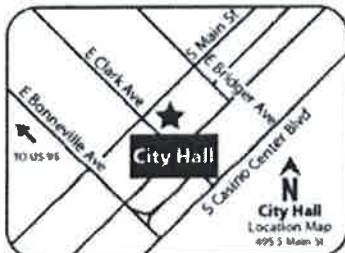
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☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

BT BRDFNP1 BS106

*Please, Please,
 DON'T APPROVE THIS.
 IT WILL BE A
 NIGHTMARE.*

13933210027
 KOTALIS GEORGE C
 328 ARNOLD ST
 LAS VEGAS NV 89106-3902

Case SUP-09676

S9P

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

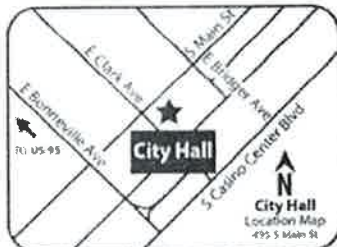
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MAY 08 2017

Dept of Planning
City of Las Vegas



Return Service Requested
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I SUPPORT
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I OPPOSE
this Request

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

We strongly oppose this "Bed & Breakfast" in a neighborhood with very little parking available & homes crowded together. We already have several AirBNB homes in the neighborhood that are unlicensed or unpermitted. We are a tight-knit neighborhood & watch out for each other. We don't need any suspicious activity.

Case SUP-69676
13932610033
CORNELIUS OLIVE TRUST
O'CALLAGHAN MICHAEL NEIL TRS
2021 PARK WAY NORTH
LAS VEGAS NV 89106-4820

BT BRDFNP1 89106



Submitted after final agenda

Date 5/8/17 Item

S9P

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

10,000 (handwritten)

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Dept. of Planning

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

Case: SUP-69676
13933210010
PETERSON JAMES W & ANN E
356 BEAUMONT AVE
LAS VEGAS NV 89106-3907

67 BRDFNPI 69106



59P

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

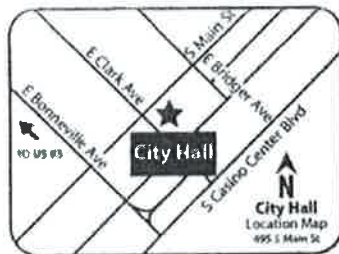
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City of Las Vegas
Dept. of Planning

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☐ I SUPPORT
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☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

87 BRDFNP1 89106

Case: SUP-69676
13933210133
PETERSON JAMES W & ANN E
356 BEAUMONT ST
LAS VEGAS NV 89106-3907



SAP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, May 04, 2017 10:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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MAY 8 2017

City of Las Vegas
Dept. of Planning



Formstack Submission for form Planning Application Comments Form_2017

Submitted at 05/04/17 10:18 AM

Planning Application Number: sup69676

Position: I Oppose

Name: Phillip Zapchenk Zapchenk

Residential or Business Address: 309 Arnold st
las vegas, NV 89106

Phone: (661) 231-5257

Email: pzapchenk@sbcglobal.net

Comments: That home would not meet the requirements of 660 feet distance between short term rentals. Presently, there is a short term rental at 363 Tonopah.

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Formstack, LLC
8604 Allisonville Rd.
Suite 300
Indianapolis, IN 46250

Submitted after final agenda

Nora Lares

From: noreply@formstack.com
Sent: Friday, May 05, 2017 3:29 PM
To: Planning Comments
Subject: Planning Application Comments Form

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MAY 8 2017

City of Las Vegas
Dept. of Planning

Formstack Submission for form Planning Application Comments Form_2017

Submitted at 05/05/17 3:29 PM

Planning Application Number: SUP 69676

Position: I Oppose

Name: Daniel Deegan

Residential or Business Address: 1801 Granite Ave
Las Vegas, NV 89106

Phone: (702) 385-7654

Email: tippy2d@aol.com

Comments: This is a sensitive neighborhood, and with the recent surge of short term rental applications , there are real questions about the precedents being set, and the conditions and restrictions which should be applied.

I would urge the Commission to DENY without prejudice this and all such applications which come before it when that application has not been reviewed and discussed in open public meeting by the relevant Neighborhood Association and not be considered as deserving to be an exception to the rules unless it can obtain the endorsement of its neighbors and spoken for by a City-recognized Association.

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8604 Allisonville Rd.
Suite 300
Indianapolis, IN 46250

Nora Lares

From: noreply@formstack.com
Sent: Sunday, May 07, 2017 10:35 PM
To: Planning Comments
Subject: Planning Application Comments Form

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MAY 8 2017

City of Las Vegas
Dept. of Planning



Formstack Submission for form Planning Application Comments Form_2017

Submitted at 05/07/17 10:34 PM

Planning Application Number: 139-33-210-037

Position: I Oppose

Name: Marilyn jane Callahan

Residential or Business Address: 317 Arnold st
Las vegas, NV 89106

Phone: (702) 382-0381

Email: callahan@ollv.org

Comments: Concerned for increase traffic and parking

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8604 Allisonville Rd.
Suite 300
Indianapolis, IN 46250

May 3rd, 2017

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MAY 8 2017

City of Las Vegas
Dept. of Planning

Dear City Council, Planning Commission, and the Neighbors of 309 Arnold,

I have spoken to Dillon Bracken about the proposed Bed & Breakfast permit at 309 Arnold, and I am satisfied that this will be a welcomed addition to the neighborhood. I am in favor of any waivers being granted so that Venza Bracken can receive the permit and run a Bed & Breakfast in compliance with the city code!

Sincerely,

Miguel A. Romero

338 Arnold St
Las Vegas NV. 89106

Submitted after final agenda

Date 5/8/17 Item

59A

May 3rd, 2017

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MAY 8 2017

City of Las Vegas
Dept. of Planning

Dear City Council, Planning Commission, and the Neighbors of 309 Arnold,

I have spoken to Dillon Bracken about the proposed Bed & Breakfast permit at 309 Arnold, and I am satisfied that this will be a welcomed addition to the neighborhood. I am in favor of any waivers being granted so that Venza Bracken can receive the permit and run a Bed & Breakfast in compliance with the city code!

Sincerely,



2312 Pacific Brook St.
Las Vegas NV, 89117

U

59A

May 3rd, 2017

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MAY 8 2017

City of Las Vegas
Dept. of Planning

Dear City Council, Planning Commission, and the Neighbors of 309 Arnold,

I have spoken to Dillon Bracken about the proposed Bed & Breakfast permit at 309 Arnold, and I am satisfied that this will be a welcomed addition to the neighborhood. I am in favor of any waivers being granted so that Venza Bracken can receive the permit and run a Bed & Breakfast in compliance with the city code!

Sincerely,



Kayla Herring

3909 N Nellis Blvd #114
Las Vegas, NV 89115

SA A

Lucius Morehouse and Veronika Bayer
340 Arnold Street
Las Vegas, NV 89106

RECEIVED

MAY 8 2017

City of Las Vegas
Dept. of Planning

RE: Proposed Bed & Breakfast Permit for 309 Arnold Street

May 8th, 2017

To the City Council, Planning Commission, and Neighbors of 309 Arnold Street:

As the current renter of the past three years at 340 Arnold Street - a property across the street from the proposed Bed & Breakfast at 309 Arnold - we are writing to express our views on this proposal.

Insofar as Dillon and Venza Bracken:

- Are making efforts to secure a formal permit
- Are seeking open dialogue with all surrounding neighbors and potentially affected parties to address and remedy any concerns (such as parking, noise levels, and security)
- Have, during their short tenure as residents at 309 Arnold, demonstrated good neighborly conduct, keeping their property and vehicles well maintained, never having gatherings of excessive size or noise, and freely and eagerly approaching their neighbors in efforts to increase community interaction

And insofar as we:

- Are in no position to criticize the provision of temporary accommodation, as renters who enjoy the short-term privilege of living here at our landlord's indulgence
- Are medical professionals who have worked in the nearby medical district and believe that access to close, quiet, and safe temporary accommodation could benefit the numerous families who visit Las Vegas every year, often in great distress, to assist hospitalized family members

We are satisfied that the proposed Bed & Breakfast at 309 Arnold Street will likely be a welcome addition to the neighborhood and, at this time, have no significant concerns or protests against allowing it.

Sincerely,



Lucius Morehouse PT, DPT, MA & Veronika Bayer RN

59A

May 8, 2017

Re: reference #SUP-69676

To The Planning and Zoning department of the City of Las Vegas:

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MAY 8 2017

City of Las Vegas
Dept. of Planning

I am writing in reference to SUP-69676, regarding the property on 309 Arnold St, Las Vegas, NV 89106.

I would like to express my support of this application for a B&B permit. I am an architectural designer and helped produce the drawings and plans for their application. I believe it is worth noting that they have gone through great and sincere lengths to be compliant with the city requirements in obtaining this type of permit, and I hope you look upon that favorably.

Thank you for your careful and earnest consideration of this matter.

Janice Lopez
janicelopez@yahoo.com
310-699-9665

1178 E. Carson Ave.
Las Vegas, NV 89101

S9 A



SUP-69676



Kristin Colbert
to Dillon
Hide details




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MAY 8 2017

City of Las Vegas
Dept. of Planning

From: Kristin Colbert kcolbert@zappos.com
To: Dillon Bracken (d@dillonbracken.com)
d@dillonbracken.com
Date: May 8, 2017, 3:14 PM
View security details

Both Dillon and Venza are smart, kind, good people.
They are realiable and make excellent neighbors; the
kind you can call in a pinch!

Kristin Colbert

KRISTIN COLBERT I SENIOR BUYER

Zappos Merchandising, Inc.

400 E. Stewart Ave, A2W

Las Vegas, NV 89101

Desk: 702-943-7777 x 7575 | Mobile: 812-236-6171

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8 2017

City of Las Vegas
Dept. of Planning

I, Amber + David, owner of 308 Arnold St, approve of
the B+B permit application for 309 Arnold St.
SUP69676, we spoke at length about issue and I
feel comfortable with the situation.

Amber + David
Arnold St

59A



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MAY 8 2017

City of Las Vegas
Dept. of Planning

Airbnb app

1 message

Nadim Ariqat <nadim_ariqat@icloud.com>

Sun, May 7, 2017 at 8:55 PM

To: D@dillonbracken.com

Hi Dillon,

I approve your Bed and Breakfast application -reference # SUP-69676. My address is 301 arnold st

Nadim Ariqat
714-686-4778 cell

--

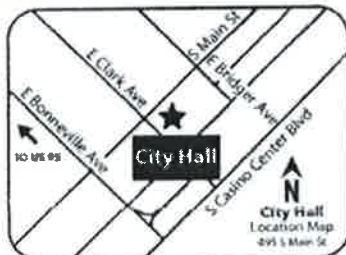
... sent from the google server!!

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Sq A

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I SUPPORT
this Request



I OPPOSE
this Request

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

87 BRODFNP1 89106



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Dept of Planning
City of Las Vegas

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13932610036
CROFTS JUSTIN G
325 PARK WAY WEST
LAS VEGAS NV 89106-4822

Case: SUP-69676

Submitted after final agenda

Date 5/2/17 Item

59 A

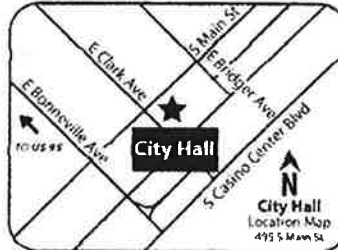
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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BROFNP1 69106

304 vandalia st
Las Vegas vandalia s
89106

Juan Parra Ruiz

Submitted after final agenda

Date 5/8/17 Item

S9A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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I OPPOSE
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BRDFNPI 63106

11

Dave Cantu
301 ARNOLD ST

59A

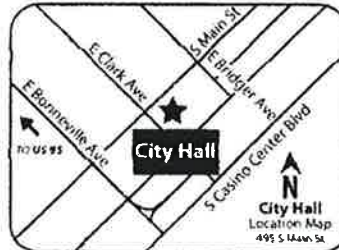
City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BRDPR1 65106

[Handwritten signature]
299 Arnold

59A

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BRDFNP1 09106

Michael P. Reago

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Case: SUP-69676

13933210033
REAGO MICHAEL P
304 ARNOLD ST
LAS VEGAS NV 89106-3902



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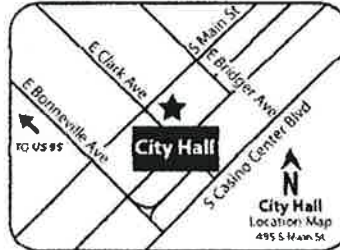
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☒

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of **5/9/2017**

5 5:00 PM 5:10 PM

11

*Dillon Street
2025 Center St.*

S9A

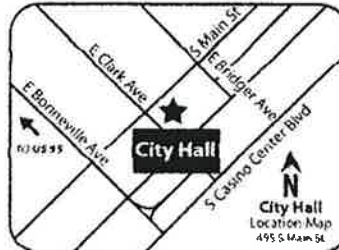
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BPDFMPL 65106

11

David L. Hillman E. Schwarz
311 Beaumont St.
Las Vegas, NV
89106

702-384-5541

SQA

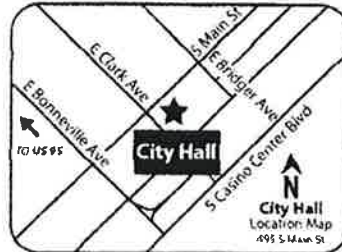
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BRD/PL 09105

11

Daisy Alegria

303 Beaumont St, Las Vegas

NV. 89106

S9A

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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BRDNP1 25106

JAMES Dewberry
306 VANDALIA street
LAS VEGAS N.V. 89106

59A

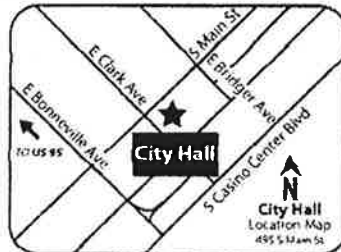
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 BRDFMPL 89106

Cecelia Zoph
302 Vandalia
Las Vegas, NV 89106

As long as it's legal I have
no problem.

59A

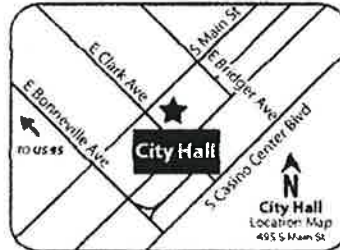
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SUP-69676 [PRJ-69641]

Planning Commission Meeting of 5/9/2017

5 5:00 PM 69106

EDDIE CARDENAS
326 VANDALIA ST.
LAS VEGAS, NV. 89106

59A