



City of Las Vegas

Agenda Item No.: 62.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: UP-7406 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LENNON TYLE - OWNER: 2112, LLC - For possible approval a request for a Special Use Permit FOR A PROPOSED SHORT TERM RESIDENTIAL RENTAL USE at 7609 Advantage Court (APN 133-09-713-0000-0000-0000) (Residential Planned Development - 7 Units per Acre) Zone, Ward 4 (Anthony) [PR-7406] - Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	9	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcard and Protest Documentation Not Vetted - Comment Form (1)
7. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted Comment Forms (16)

Motion made by DONNA TOUSSAINT to Approve subject to conditions and adding the following condition:

- A. An administrative review shall be conducted six months after the date of issuance of a business license.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-CHRISTINA ROUSH, VICKI QUINN)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

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STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to operate a short-term residential rental unit that meets all minimum Special Use Permit requirements of Title 19.12; therefore, staff recommended approval. Additional protest letters were received since publication.

DR. LENNON TYLER, applicant, provided information regarding her background noting that she successfully ran a bed and breakfast for nearly two years prior to short-term rental laws being put in place. She had more than 100 positive reviews, she does not host parties or events, and any time there was an issue she dismissed people from the property.

EVELYN SOLIANO stated that the applicant just purchased the home, and she was opposed to this proposal. She knocked on neighbors' doors and found that most people were opposed to this as well.

DR. TYLER stated that they were running a bed and breakfast at a different house before the rules were in place. They met with the City's Planning Department and found a home in a community that did not have a homeowners' association and was not within 660 feet of another short-term rental.

COMMISSIONER TOUSSAINT asked who would manage the property, and DR. TYLER replied they are currently interviewing for a property manager, but they did not want to hire anyone until they receive approval. COMMISSIONER TOUSSAINT asked about security and if there was a pool. DR. TYLER replied that there is not a pool. They have cameras installed in every bedroom and electronic locks so guests can lock their belongings in there. They also have keyless entry and everything inspected for carbon monoxide and fire detection.

COMMISSIONER TOUSSAINT asked how far they live from the property, and DR. TYLER replied that they live approximately one-and-one-half miles away.

COMMISSIONER TOUSSAINT requested that a six-month review be placed on this application, and DR. TYLER agreed to the condition.

CHAIR CHERRY declared the Public Hearing closed.