



City of Las Vegas

Agenda Item No.: 61.

**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/OWNER:
D WIGHT CALWHITE, ET AL. For public hearing action on a request for a Special Use Permit FOR A
PROPOSED SHORT TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A
290 FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS
REQUIRED at 13600 S Oakley Boulevard (APN 167-02-310-004), R-1 (Single Family
Residential) Zone, Ward 4 (Coffin) [PRJ-73995]. Staff recommends DENIAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends DENIAL, if approved, 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 Documentation Not Vetted - Comment Forms (6)
7. Submitted after Final Agenda Protest Postcards and Protest/Support Documentation Not Vetted Protest Comment Forms/Emails (12) and Altered Postcard (1)

Motion made by TRINITY HAVEN SCHLOTTMAN to Deny

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.

STEVE SWANTON, Sr. Planner, reported that the applicant is proposing to operate a Short-Term Residential Rental use that does not meet the minimum required distance separation of 660

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feet from a similar use as there is one other licensed short-term residential rental unit within this separation radius. Due to the required waiver, staff recommended denial of the use as incompatible. If approved, a condition has been added requiring expungement of the Special Use Permit at such time the property is put up for sale. Additional protest and support documents were submitted after publication.

ATTORNEY MATTHEW SIBERT appeared representing the applicant, DWIGHT CALWHITE, who is a former Eagle Scout and took the short-term rental class at CSN (College of Southern Nevada). He stated that MR. CALWHITE wants to create a bed and breakfast and intends to live in the home while it is being rented. The location of the property is unique, in that there are two major arterials bordering it, one of their closest neighbors is a crisis center and the old Gorman High School is directly behind the site. MR. CALWHITE held an open house and reached out to his neighbors and has garnered a lot of support for this project.

MR. CALWHITE stated that he has lived in Las Vegas for four years and lives at the subject location. He has been following short-term rental news and was confident that he addressed all of the potential concerns. He has established personal relationships with his neighbors, and it has been a dream of his to operate a bed and breakfast and have a place about hosting business travelers and mature family reunions. He furnished the lease with a focus on risk mitigation and installed cameras, motion detectors, security lights, sound detectors, smart locks and smart carbon monoxide and smoke detectors. He also contracted with a 24-hour security response company. He requested approval.

MR. CALWHITE introduced HENRY BARLOW, co-owner of the home. MR. BARLOW stated that he has been a soldier for 24 years and has lived in Las Vegas for 10 years. He knows the area and has a business office less than one mile away. MR. BARLOW pointed out that there is a building that police use as a crisis center, so there will be police cruisers visible from their driveway.

MIKE BROWN-CESTERO thanked MR. BARLOW for his service. He stated that this does not meet the distance separation requirement and requested denial of the application.

JANINE (last name not provided) lives a few houses away and was in support.

CHARLES MOY had a good feeling about how the neighborhood feels about this short-term rental, and he was in support.

COMMISSIONER TOUSSAINT thought the applicants would do a great job, but she had a problem with the distance separation. MR. SIBERT reiterated that this would be an owner occupied short-term rental. He also wondered if the home that is 290 feet away has abandoned the Short-Term Rental use as the property on the owner's website is only available to rent for 31 days or more.

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COMMISSIONER SCHLOTTMAN thought the applicants would be good stewards of the property, but the distance separation requirement has not been met. He suggested talking to the person who currently has the short-term rental license to see whether or not they are using it and would like to keep it. He could not support this application.

MARY McELHONE, Deputy Director of Planning, stated that 1328 St. Jude Circle does have an active license, and MR. SHERBET confirmed that was the property he was referring to.

CHAIR CHERRY declared the Public Hearing closed.

