



City of Las Vegas

Agenda Item No.: 55.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT:

UP-7392 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
DEBORAH MADRO - For possible approval on a request for a Special Use Permit FOR A
PROPOSED SHORT TERM RESIDENTIAL RENTAL USE at 520 Sportsman Drive (APN 138-
26-311-015), ZONING: Residential Planned Development - 6 Units per Acre) Zone, Ward 1
(Takanian) [PR] - Staff recommends APPROVAL.

C.C.: 10/17/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

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 Documentation Not Vetted - Comment Form/Telephone Log (2)
7. Submitted after Final Agenda Protest/Support Postcards and Protest Documentation Not Vetted Comment Forms (2)
8. Submitted at Meeting Supporting Documentation by Deborah Madro

Motion made by DONNA TOUSSAINT to Approve subject to conditions and adding the following condition as read for the record:

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)

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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 unit that meets all minimum Special Use Permit (SUP) requirements of Title 19.12. Staff recommended approval with a condition requiring expungement of the SUP if the property is to be sold. Additional protest and support documents were submitted after publication.

DEBORAH MADRO, applicant, stated that she is a Las Vegas native, and she and her husband plan to reside in the subject location; however, while they are preparing their other home to sell, they hoped to short-term rent the subject site. MS. MADRO spoke with the neighbors and found that most that answered their doors were renters. She put a brochure in the neighbors' mailboxes that explains their intentions and provides contact information, and submitted the brochure as backup.

ELIZABETH MARICHI stated that she has lived in the neighborhood since 1977 and has always felt very safe; however, she would not feel safe with short-term renters there. She requested denial of the application.

MS. MADRO stated that she uses and is familiar with Airbnb. They intend to rent to families, and they will not allow parties or single people, and they will vet their guests and not allow auto hooking.

COMMISSIONER TOUSSAINT stated who would manage the property, and MS. MADRO stated that they live approximately eight minutes away from the site, and her husband is the property manager. She explained that they have had previous rental property that was destroyed by renters. MS. MADRO confirmed for COMMISSIONER TOUSSAINT that they are available 24/7 and that they talked to about six of the neighbors, but most of them did not answer the door.

CHAIR CHERRY noted that staff recommended approval; he wished that COMMISSIONER QUINN was in attendance as she is a great steward of this neighborhood. Knowing that the application would be forwarded to the City Council, he could follow staff's recommendation.

COMMISSIONER TOUSSAINT requested that a six-month review be added as a condition, and STEVE GEBEKE, Planning Supervisor, read the condition for the record.

CHAIR CHERRY declared the Public Hearing closed.