

CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department Case Planning Division 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89106 (702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED

AUG 09 2018

Dept of Planning
City of Las Vegas

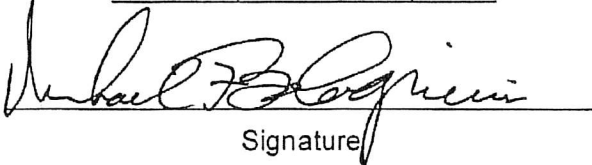
CASE: SDR-73904 [PRJ-73677] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73903

SUBJECT: APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **AUGUST 14, 2018** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares** at **(702)464-7499** or e-mail to nlares@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, AUGUST 13, 2018.**

 _____ Signature	August 9, 2018 _____ Date
---	---------------------------------

Michael F. Bolognini, Vice President

 Please Print Name

Cox Communications

 Company Name

Sincerely,

Paul Bengtson
 Management Analyst
 Case Planning Division

Submitted after Final Agenda

Item **#11**

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AUG 08 2018

Dept of Planning
City of Las Vegas

SDR 73904

Cox Communications Las Vegas, Inc.

NWC Oso Blanca Road and Tee Pee Lane

Proposed 10.917 thousand square foot utility building.

Proposed Use

Average Daily Traffic (ADT)	UTILITIES [1000 SF]	10.917	13.24	145
AM Peak Hour			2.31	25
PM Peak Hour			2.27	25

Existing traffic on nearby streets:**Grand Teton Drive**

Average Daily Traffic (ADT)	3,458
PM Peak Hour (heaviest 60 minutes)	277

Grand Canyon Drive

Average Daily Traffic (ADT)	4,740
PM Peak Hour (heaviest 60 minutes)	379

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Grand Teton Drive	35,490
Grand Canyon Drive	35,490

This project will add approximately 145 trips per day on Oso Blanca Rd., Tee Pee Ln., Grand Teton Dr. and Grand Canyon Dr. Based on the most recent counts, Grand Teton is at about 10 percent of capacity and Grand Canyon at about 13 percent of capacity. With this project, Grand Teton is expected to be unchanged and Grand Canyon is expected to be at about 14 percent of capacity. Counts are not available for Oso Blanca or Tee Pee in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or about two every five minutes.

Note that this report assumes all traffic from this development uses all named streets.

Submitted after Final Agenda

Item #11

Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 7:59 AM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 14 2018

Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/14/18 7:58 AM

Planning Application Number: TXT-73989

Position: I Oppose

Name: Dan Myers

Residential or Business Address: 150 Las Vegas Blvd North
Unit 1010
Las Vegas , NV 89101

Phone: (702) 721-5240

Email: djmyerz@aol.com

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

Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 6:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas



Formstack Submission For: Planning Application Comments

Form_2018

Submitted at 08/14/18 6:49 AM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Jeff Belcher

**Residential or
Business Address:**

150 Las Vegas Blvd N
#1713
Las Vegas, NV 89101

Phone:

(858) 531-5397

Email:

JPsLine@aol.com

Comments:

We do not have hotel level security and amenities. Stop trying to turn our luxury condo into a hotel. Aren't there plenty of those around??? Adamantly opposed!

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Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 6:45 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/14/18 6:45 AM

**Planning
Application
Number:** TXT-73989

Position: I Oppose

Name: Genaro Hidalgo

**Residential or
Business
Address:** 150 Las Vegas Blvd N
#1713
Las Vegas, NV 89101

Phone: (858) 531-5398

Email: BongHidalgo@aol.com

Comments: NYC, LA, San Francisco and many other major cities have much more restrictive limitations than a 5% max. This is way too high, especially in a city with such a high prevalence of hotels! I want zero. But, if this is being forced upon us, it should not be more than 2%. Regardless, you are opening the door to serious safety and security issues!

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Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 6:05 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/14/18 6:04 AM

**Planning Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Brenda Myers

**Residential or Business
Address:**

150 Las Vegas Blvd N
Unit 1010
Las Vegas, NV 89101

Phone:

(702) 428-8318

Email:

bthursam@hotmail.com

Comments:

I strongly oppose any str's. They do not care & vandalize this building!

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Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 5:01 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/14/18 5:01 AM

**Planning
Application
Number:** txt-73989

Position: I Oppose

Name: DAVID RUBINSTEIN

**Residential or
Business
Address:** 8 SANDY POINT RD
LAKEVILLE, MA 02347

Phone: (508) 947-5356

Email: rubex5@aol.com

Comments:

With the up coming construction of two new hotels in the down town area I believe there needs to be more of a focus on permanent housing. Any short term rentals at The Ogden will create a situation where you will have so many illeggal rental units that it will cut into the reservations in the area. Remember there were 40 + at one point. These units will be able to hide in plain site and infringe on the owner/long term residents quality of life.

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Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 8:14 AM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 14 2018

Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 8:13 AM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Larry Swafford

**Residential or
Business Address:**

150 Las Vegas Blvd North
Unit #1607
Las Vegas, NV 89101

Phone:

(213) 219-5226

Email:

larry_swafford@me.com

Comments:

Short term rentals should not be allowed in high rise buildings... they do not work and code enforcement cannot manage the illegal short term rentals...

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Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 9:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 14 2018

Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 9:42 PM

**Planning
Application
Number:** TXT-73989

Position: I Oppose

Name: Eileen Jacquez

**Residential or
Business
Address:** 150 Las Vegas Blvd North
Unit 1101
Las Vegas, NV 89101

Phone: (559) 901-5815

Email: elmjacquez@comcast.net

Comments: Dear Commissioners,
There is an opportunity for the Ogden to be at the nexus of the new livable downtown - this would squander that opportunity.

Other major cities around the world are either prohibiting short-term rentals in high-rise or restricting it to primary residents only - this preserves residential values for both people and neighborhoods. Instead, this proposal would see a valuable residential building turn into an unlicensed and unsupervised hotel.
Thank you.

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 9:37 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas



Formstack Submission For: Planning Application Comments
Form_2018

Submitted at 08/12/18 9:36 PM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Larry Jacquez

**Residential or
Business Address:**

150 Las Vegas Blvd North
Unit 1101
Las Vegas, NV 89101

Phone:

(559) 901-5815

Email:

elmjacquez@comcast.net

Comments:

Dear Commissioners:
There is no security plan that could address this influx - the Ogden infrastructure is neither designed nor suited to be a hotel.
13 licensed short-term rentals will be impossible to regulate - unlicensed operators will abound and the Ogden will become an unlicensed and unregulated STR haven.
Thank you.

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 8:57 PM
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Subject: Planning Application Comments Form

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City of Las Vegas



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Form_2018

Submitted at 08/12/18 8:57 PM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Steven Krupnick

**Residential or
Business Address:**

200 W Sahara Ave
Unit 3411
Las Vegas, NV 89102

Phone:

(702) 443-9677

Email:

StevenKrup@outlook.com

Comments:

This proposal would see a valuable residential building turn into an unlicensed and unsupervised hotel. This is very unfair to the residents and to the neighborhood in general.

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Carman Burney

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City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 7:29 PM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Henry Kim

**Residential or
Business
Address:**

150 N Las Vegas Blvd
1212
Las Vegas, NV 89101

Comments:

13 short term rentals is too many. At least right now there is only one person we can complain to when short term rental guest are behaving poorly, with this proposal there would be thirteen different people we'd have to guess who to reach out to.

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Subject: Planning Application Comments Form

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City of Las Vegas



Formstack Submission For: Planning Application Comments

Form_2018

Submitted at 08/12/18 5:40 PM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Ken Alwine

**Residential or
Business
Address:**

150 Las Vegas Blvd N
#1614
Las Vegas, NV 89101

Email:

ken.fencesforfido@yahoo.com

Comments:

This proposal would likely bring hundreds of unsupervised strangers per month into the building, jeopardizing residents' safety and security, and degrading residential values.

There is no security plan to address this influx, and the infrastructure of the Ogden is neither designed nor suited to be a hotel.

13 licensed STRs will be impossible to regulate. Unlicensed operators will abound and the Ogden will become an unlicensed and unregulated hotel.

There is no way of ensuring occupancy limits are kept to, rather there are strong incentives for over-occupancy of STRs, as unlicensed operators typically advertise double the normal occupancy and sometimes triple, in order to make them more appealing to renters.

Most of the unlicensed operators in the Ogden are out-of-state investors, who run

term interest in the community.

STR 'guests' commonly over-use recreational facilities, and the pool at the Ogden has a maximum of 11 occupants. Without a full-time pool guard, this limit would be frequently exceeded. Where residents have a vested interest in their community, STR guests do not.

Each STR will have a different manager, emergency contact etc. There is no coordinated management, capacity planning or screening.

There is a real opportunity for the Ogden to be at the forefront of the new livable downtown, but this would squander that opportunity.

Major cities around the world are either prohibiting STRs in high-rise buildings or restricting it to primary residents only, which preserves residential values for both people and neighborhoods. Instead, this proposal would see a valuable residential building turn into an unlicensed and unsupervised hotel.

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AUG 14 2013

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City of Las Vegas

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 2:53 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 2:53 PM

**Planning
Application
Number:** TXT-73989

Position: I Oppose

Name: Barbara Campbell

**Residential or
Business
Address:** Unit 2202 in the Ogden
150 North Las Vegas Blvd
Las Vegas, NV 89101

Phone: (775) 340-5160

Email: barbara.campbell@frontier.com

Comments:

On August 3, 2018 Sheriff Lombardo and the LVMPD released their Criminal Investigative Report on Stephen Paddock's activities leading up to the worst mass shooting in US history. In it, we read detailed almost minute by minute comings and goings of Paddock at 3 illegally operated Airbnbs. The Ogden already as notorious when it the original owners of the Streamline Tower were sued and the project went bankrupt. The main accusation was that buyers were led to believe they could lease out or rent out their units as short-term rentals or even as executive suites DESPITE the clear and unambiguous language in the CC&Rs and the Rules and Regulations requiring unit owners to occupy guests at all times. NO guests are allowed in the pool. No guests are allowed in the fitness center. No guests

guns and ammunition into the building in all those garbage bags and suitcases seen on the Ogden's security cameras. The Ogden is now notorious. Anyone can download the full PDF of the criminal report and plan a copy-cat shooting. The building has balconies. The report made it clear that Paddock chose North facing units so he could scope out the possibility of slaughtering attendees at Life is Beautiful. We do not know why he decided he had a better chance at the Mandalay Bay - maybe because he could also shoot at the gas tanks at the airport. To say the Ogden dodged a bullet would be rather cruel but let's also take into account that the Ogden's owner residents have been traumatized enough by finding out that a mass murdered rode the elevator with them, parked next to them, and slept in rooms right above or below or down the hall from them. Many complaints have been lodged about "guests" getting drunk at the pool, damaging the trash chutes, throwing trash wherever they felt like it should land, illegally parking, throwing cigarettes over the balconies, vomiting in the hallways, being obnoxious in the lobby, jamming the lobby and taking up the concierge's time, and to add insult to injury having the FBI scouring our security footage. The Ogden is a residential luxury, rather expensive home to people who believe in the Downtown Project. It was never intended to be a hotel. Every single city employee should read the Sheriff's report and take every precaution to avert any copy cat shooters who might also read the report and say, "Oh, the City approved Airbnb at the Ogden! Great, I'll study the report and unlike Paddock, I'll take out even more innocent souls from one of the balconies". DO NOT under ANY circumstances consider approving ANY proposal for short-term rental activity in our building or any other high-rise. Read the report. Post it on the walls. Study it. Memorize it. And tell the Airbnb lawyers NO. No way. Drop it. Don't bring this subject up again.

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City of Las Vegas

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 11:56 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas



Formstack Submission For: Planning Application Comments
Form_2018

Submitted at 08/12/18 11:55 AM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Richard Gisi

**Residential or
Business Address:**

150 Las Vegas Boulevard North
Apt 1607
Las Vegas, NV 89101

Phone:

(808) 250-8192

Email:

richg0427@me.com

Comments:

The Ogden is my home. The Ogden does not have security to deal with a constant influx of unsupervised tourists who come to Las Vegas to party.

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Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 6:53 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 6:53 AM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Christopher Gannon-Jones

**Residential or
Business
Address:**

150 Las Vegas Blvd N Unit 1109
Las Vegas, NV 89101

Email:

ctgannon@yahoo.com

Comments:

Unless the City required short-term rentals to require POSITIVE AFFIRMATION in the building HOA, which The Ogden currently does NOT provide, then they should be banned completely. I've spoken with several short-term owners and they have no interest in creating any kind of sustainable management plan for their businesses - they simply feel that they should be able to make money off of an activity that is deeply regulated everywhere else it occurs (ie in hotels). They do not want to pay additional HOA fees to offset the additional wear and tear their guests provide. They do not want to contract with management companies who could provide immediate responses when their guests create security or health problems (trash in the hallways has been a major issue). They claim they are entitled to do whatever they want with their condo units, but have no interest in working with the people who LIVE here, full-time, to come to compromises. They

Even if a full ban is enacted, which I hope it is, a serious enforcement effort will be required to end the illegal activity. Even The Ogden's own concierge have been implicit in enabling short term rentals by continuing to admit "guests" into the building and provide access to unit keys.

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City of Las Vegas

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 6:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 6:47 AM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Don Gannon-Jones

**Residential or
Business
Address:**

150 Las Vegas Blvd N Unit 1109
Las Vegas, NV 89101

Email:

jeepdon@mac.com

Comments:

We already have 30+ unlicensed units; simply expanding the allowed number to 14-15 will not stop the unlicensed operators. Just this weekend we have already seen how they operate: we had one unit with at least eight people in it, far beyond its 2-bedroom capacity. The Ogden wasn't designed as a hotel and short-term renters have no interest in maintaining our security or property. We routinely see trash in the hallways, which creates pest and sanitary issues. We have no means of properly securing the building - this weekend, at least one short-term rental invited more than a dozen outside individuals onto the rooftop pool deck. The owners of these short-term rental units are purely in it for a quick cash grab - they've shown no interest in creating any kind of common ground with the people who LIVE in the building, and have routinely resisted suggestions about better regulating their business. They seem to feel entitled to turn the building into a hotel, despite our lack of infrastructure for managing a hotel.

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 12:27 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas



**Formstack Submission For: Planning Application Comments
Form_2018**

Submitted at 08/12/18 12:26 AM

**Planning
Application
Number:** TXT-73989

Position: I Oppose

Name: Jonas Woolverton

**Residential or
Business
Address:** 150 Las Vegas Blvd N Unit 1011
Las Vegas, NV 89101

Email: jonaswoolverton@gmail.com

Comments:

As an owner and resident at the Ogden I strongly oppose TXT-73989 and the 5% or 13 Unit STR proposal for my condominium. If one does the math: This proposal would likely bring at least 250 unsupervised strangers per month into the building - and 3,000 strangers over the course of the year. I have a 5 year old son and this is totally unacceptable. TXT-73989 jeopardizes residents' safety and security, and degrades residential values.

Additionally the other 25 or so illegal STRs would feel emboldened to keep operating illegally and in the shadows by the approval of any more STRs than the one and only current legal STR operating in the building.

If an incident were to occur in a common area with STR renters, how would we

neighbors now by sight and name, it's appalling to think that my home would be a revolving door of around 3000+ people whom I don't know.

There is no security plan that could address this influx - the Ogden infrastructure is neither designed nor suited to be a hotel.

13 licensed short-term rentals will be impossible to regulate - unlicensed operators will abound and the Ogden will become an unlicensed and unregulated hotel.

There is no way of ensuring occupancy limits are kept to - there are strong incentives for over-occupancy of STRs, unlicensed operators have typical advertized double the normal occupancy and sometimes triple.

Most of the unlicensed operators in the Ogden are out-of-state investors - they run their rentals by remote control with minimal supervision - they have no long-term interest in the community.

STR 'guests' commonly over-use recreational facilities - the Ogden pool has a maximum of 11 occupants. Without a full-time pool guard, this limit would be frequently exceeded.

Each short-term rental will have a different manager, emergency contact etc. There is no coordinated management, capacity planning, screening.

There is an opportunity for the Ogden to be at the nexus of the new livable Downtown - this would squander that opportunity. This livable vision of Downtown is what convinced me to sell my home in Summerlin and move into The Ogden in the first place!

Major cities around the world are either prohibiting short-term rental in high-rise or restricting it to primary residents only - this preserves residential values for both people and neighborhoods. Instead, this proposal would see a valuable residential building turn into an unlicensed and unsupervised hotel.

Thank you for your time!

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RECEIVED
AUG 14 2018
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City of Las Vegas

From: noreply@formstack.com
Sent: Monday, August 13, 2018 9:42 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED

AUG 14 2018

Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 9:42 AM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Donavan Delgado

**Residential or
Business
Address:**

150 Las Vegas Blvd N
#911
Las Vegas, NV 89101

Phone:

(702) 600-8381

Email:

donavandelgado@icloud.com

Comments:

- 13 licensed short-term rentals will be impossible to regulate - unlicensed operators will abound and the Ogden will become an unlicensed and unregulated hotel.
- There is no way of ensuring occupancy limits are kept to - there are strong incentives for over-occupancy of STRs, unlicensed operators have typical advertized double the normal occupancy and sometimes triple.
- Most of the unlicensed operators in the Ogden are out-of-state investors - they run their rentals by remote control with minimal supervision - they have no long-term interest in the community.
- STR 'guests' commonly over-use recreational facilities - the Ogden pool has a

frequently exceeded.

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AUG 14 2018

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City of Las Vegas

Carman Burney

From: noreply@formstack.com
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Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments

Form_2018

Submitted at 08/13/18 11:36 PM

Planning
Application
Number:

TXT-73989

Position:

I Oppose

Name:

Linda Rafael

Residential or
Business
Address:

150 Las Vegas Blvd. N.
#1110
Las Vegas, NV 89101

Comments:

This type of proposal would be blatant discrimination, when all other homeowners in the City of Las Vegas are given 660 feet variance. We already have 1 licensed short term rental unit and, if 6 people stayed each night, would allow 2,190 strangers access to our minimally secure building. I STRONGLY OPPOSE THIS.

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Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 11:23 PM
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AUG 14 2018

Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments

Form_2018

Submitted at 08/13/18 11:22 PM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Tony Haymet

**Residential or
Business Address:**

150 Las Vegas Blvd N Unit 2002
Las Vegas, NV 89101

Phone:

(702) 934-9014

Comments:

This proposal would result in 13 STRs on the Ogden - these will be run by out-of-town investor who have little regard for community values. Our safety, security and residential values will be degraded.

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Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 11:21 PM
To: Planning Comments
Subject: Planning Application Comments Form



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AUG 14 2018

Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 11:21 PM

**Planning
Application
Number:**

TXT-73989

Position:

I Oppose

Name:

Tricia Kaye

**Residential or
Business
Address:**

150 Las Vegas Blvd N Unit 2002
Las Vegas, NV 89101

Phone:

(702) 934-9014

Comments:

This proposal would result in 13 STRs on the Ogden - these will be impossible to regulate, and will only hide an equal number or more of unlicensed units. The Ogden will change forever from a desirable downtown residence to an unsafe and unsupervised Airbnb free-for-all.

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