



City of Las Vegas

Agenda Item No.: 73.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

UP-7131 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER:
SHEMOT, CVET, LLC - For possible action on a request for a Special Use Permit FOR A
PROPOSED SHORT TERM RESIDENTIAL RENTAL USE at 6336 Lawton Avenue (APN 138-
26-811-128), within the Family Residential Zone, Ward 1 (Tarkanian) [PRJ-71275]. Staff
recommends APPROVAL.

C.C.: 12/18/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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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
7. Submitted after Final Agenda - Protest/Support Postcards and Protest Comment Form
8. Submitted at Meeting - Protest Letters Submitted by William Nicol

Motion made by VICKI QUINN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, LOUIS DE SALVIO; (Against-
None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

After the second recess, CHAIR SCHLOTTMAN called this matter forward to allow RONALD
HUFFMAN, an area resident with a medical condition to speak; however, after the staff report
was given, it was determined that the applicant was not present. ASSISTANT CITY

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

ATTORNEY BRYAN SCOTT advised that this matter could be trailed. MR. HUFFMAN said he could not wait for the applicants arrival. After conferring with ASSISTANT CITY ATTORNEY SCOTT, CHAIR SCHLOTTMAN allowed MR. HUFFMAN to speak. His comments were made a part of this item. MR. HUFFMAN was opposed to a short-term rental use in this residential area. He alleged the subject property was vacant for three years before it was used as a short-term rental party house. Now, there is a desire to operate a short-term rental again but under a different owner who owns three other properties. He said there are too many issues associated with short-term rentals and urged denial of this request.

After this matter was trailed, the following staff report was made again: FRED SOLIS, Sr. Planner, reported that the proposed four bedroom short-term rental will not be owner occupied and, therefore, requires the approval of a special use permit. Given that all other code requirements are being met, staff finds that the use is appropriate for this location. Staff recommended approval.

The applicant was not present.

WILLIAM NICOL said he, his son and his daughter live there. One of his daughters attends the nearby elementary school. He submitted for the record letters of protest from individuals who could not attend, and then showed pictures of the state of the subject property and the trash, which he has had to go around and walk on the street when walking his daughter to school. He is concerned about the pool gate being left open by renters and requested denial.

RAYMOND DUNN, who lives on the street said this house has been empty for about five years, and he is excited to see improvements being made. However, he claimed that the landscaping is already not being maintained and felt the applicant should have reached out to Republic Services for trash collection. He commented that there is nothing in the area that could serve as an attraction and suggested special use permits be issued to the short-term rental operators not the properties, which he felt would make enforcement easier.

TOM DINKEL and CATHERINE MULKERN expressed concern about the safety of the neighborhood and the children walking to the nearby schools. They said they want to retain their quiet neighborhood. MS. MULKERN mentioned there was another house in the neighborhood that housed from 15 to 20 people weekly, and they were finally able to rid that situation.

MARY DELMA DELUISE stated that she has lived in the area for about 16 years, has invested a lot of money in her house and likes to know her neighbors. People come and go in short-term rentals, and they belong on the Strip and not in neighborhoods.

LORRAINE PERRONI, resident behind this house, said many uses have been in the area, but the long-time neighbors stay, and she knows many of them and their habits. She mentioned the house may have a total of six bedrooms.

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

COMMISSIONER QUINN said what makes up a neighborhood is the people, such as those who have stayed late because they feel passionate about their neighborhood.

See Item 4 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

