



City of Las Vegas

Agenda Item No.: 109.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

UP-7365 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER:
IGNACIO COVARRUBIAS. For possible action on a request for a Special Use Permit FOR A
PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 4620 Nolan Lane (APN 139-31-
213-003), R-1 Single-Family Residential Zone, Ward 1 (Tarkanian) [PRJ-73619]. Staff
recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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/Support Postcards and Protest Documentation Not Vetted - Comment Form (1)
7. Submitted after Final Agenda Protest Postcards and Protest/Support Documentation Not Vetted Protest Comment Form (1) and Support Comment Forms (7)
8. Submitted at Meeting Support Postcard by Ignacio Covarrubias

Motion made by VICKI QUINN to Deny

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

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

Minutes:

Prior to hearing this item, CHAIR CHERRY requested that when speaking on the short-term residential rental applications, Items 109-122, applicants need to explain why it works in the neighborhood and to be specific to the land use application. He also requested that members of the public not be redundant with their comments when speaking.

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CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that the subject site complies with all minimum distance requirements as set forth by Title 19.12, and the use can be conducted in a manner that is harmonious with the existing surrounding land uses; therefore, staff recommended approval. Additional protest letters were received since publication.

MARY McELHONE, Deputy Director of Planning, stated that this property has an active Code Enforcement case that was opened June 13, 2018. A Notice and Order was issued on July 23, 2018 due to short-term rental activity as a short-term renter was found renting the property on July 20, 2018.

IGNACIO and GISEL COVARRUBIAS, applicants, appeared and MS. COVARRUBIAS submitted support postcards as backup. MS. COVARRUBIAS stated that they have lived in the three-bedroom home since 2000, and she reviewed some of its amenities. They needed a bigger yard because of their other small business, but they intend to move back to this property in five to seven years. MS. COVARRUBIAS stated that they want to rent their home as a short-term rental because of the problems one of their friends is having with home on a long-term basis.

PAUL BENGTON, Sr. Management Analyst, added that there was an instance where another Special Use Permit that was within the 660-foot radius was approved by the City Council on July 18th, which requires the property to have a waiver of distance separation of 617 feet where 660 feet is required. Staff would like to add as a condition should this item be approved.

COMMISSIONER QUINN asked about the Code Enforcement violation, and MS. McELHONE reiterated that the case was opened on June 13th, and on June 22nd a Code Enforcement Officer spoke with MS. COVARRUBIAS and explained that she had to cease the short-term rental activity and could not rent the property until she was properly licensed. Code Enforcement was back on site on July 20th and spoke with a short-term renter who was a gentleman from Switzerland that confirmed he was staying at the home for one week and had booked it through Airbnb. A Notice and Order was issued on July 23rd.

COMMISSIONER QUINN stated that the bottom line was that they had been operating without a license.

CHAIR CHERRY declared the Public Hearing closed.