

CASE # 74127

12 11
Planning Commission Meeting 10/23/18

Good evening Mr. Chairman, commissioners and staff. My name is Adam Gordon and I live at 185 Carthage St. Henderson, NV 89074. I have been living in Las Vegas for close to 30 years and have owned my own business here since 1995. I realize that neighbors don't want STR's in their neighborhood because of all the negativity they hear. I just want to let you know that I vet my tenants well. I tell them up front that there are no parties allowed at my home. I make sure they know that quiet hours are from 10pm until 8am every day. I make sure they know that if they are out back on the covered patio at night that there is no music to be played and to keep their voices down. I know why my renters are coming to my house before I have them sign the rental agreement. They are families getting together for their parents 40th or 50th anniversary, they are a group of golfers coming to enjoy a few of our many championship golf courses or they may even be siblings getting together with their kids to enjoy the pool and bbq out back. They are definitely not the candidates that would want to schlep through a smoky casino with their kids or parent with a walker thinking about where they have to drive to eat a healthy meal together in a conversation conducive environment. I have never been called to the house by neighbors due to any disturbances caused by my tenants and my neighbors have my cell number. They know that they can text me right away if they need to get in touch with me.

I know my neighbors very well. When I knocked on their door to let them know that they may receive a letter from the planning commission many of them said that they had no idea the house was a short term rental until they received a letter from the planning commission and a big obtrusive sign was posted in my front yard. The neighbor directly across the street is even kind enough to let me know when certain situations arise such as an irrigation pipe that froze and burst one morning due to freezing temperatures we were experiencing.

I was one of the first STR owners in town that signed up and successfully passed a Continuing Education course titled "Short Term Rental Certification Course" taught by Julie Davies and accredited by the College of Southern Nevada.

Prior to being licensed I will have many high tech measures in place at my property that will let me know upon check-in exactly how many occupants are actually in the house. One such device is called Party-Squasher. This device hooks up to your router and counts mobile devices, even if they're not connected to Wi-Fi. You set the limit of devices and if it finds an amount more than that I'll receive a text message immediately. I will also have security cameras in the front and back yard so I can see how many people are entering the house. The cameras in the backyard will allow me to monitor the type of activity taking place back there. There is also a device called Noiseaware. These are sensors that you place in activity zones and they monitor the decibel and noise levels. I would be alerted by a text message when there is a problem.

I am here to ask that you follow the staff's recommendations for approval of the SUP. I will be following all protocols including security and noise ordinances.

Submitted at Planning Commission

Date 12/18/18 Item 20
by Adam Gordon

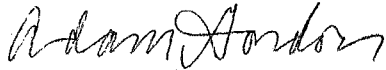
CASE # 74127

Dear City of Las Vegas Planning Commission,

Please consider my proposal to use my home at 5400 Irish Spring Street (Parcel #125-33-114-016) as a short-term residential rental. I will manage my short-term rental myself, and I will pay the utmost attention to ensuring that only responsible adults are renting my home, and are not disturbing any aspect of the neighborhood. I will not be occupying the home while guests are present, so I do need to obtain a Special Use Permit. Currently, there are not any other short-term rentals within 660 feet of my home. My short-term rental will enhance the community and will provide an excellent lodging option for visitors to Las Vegas.

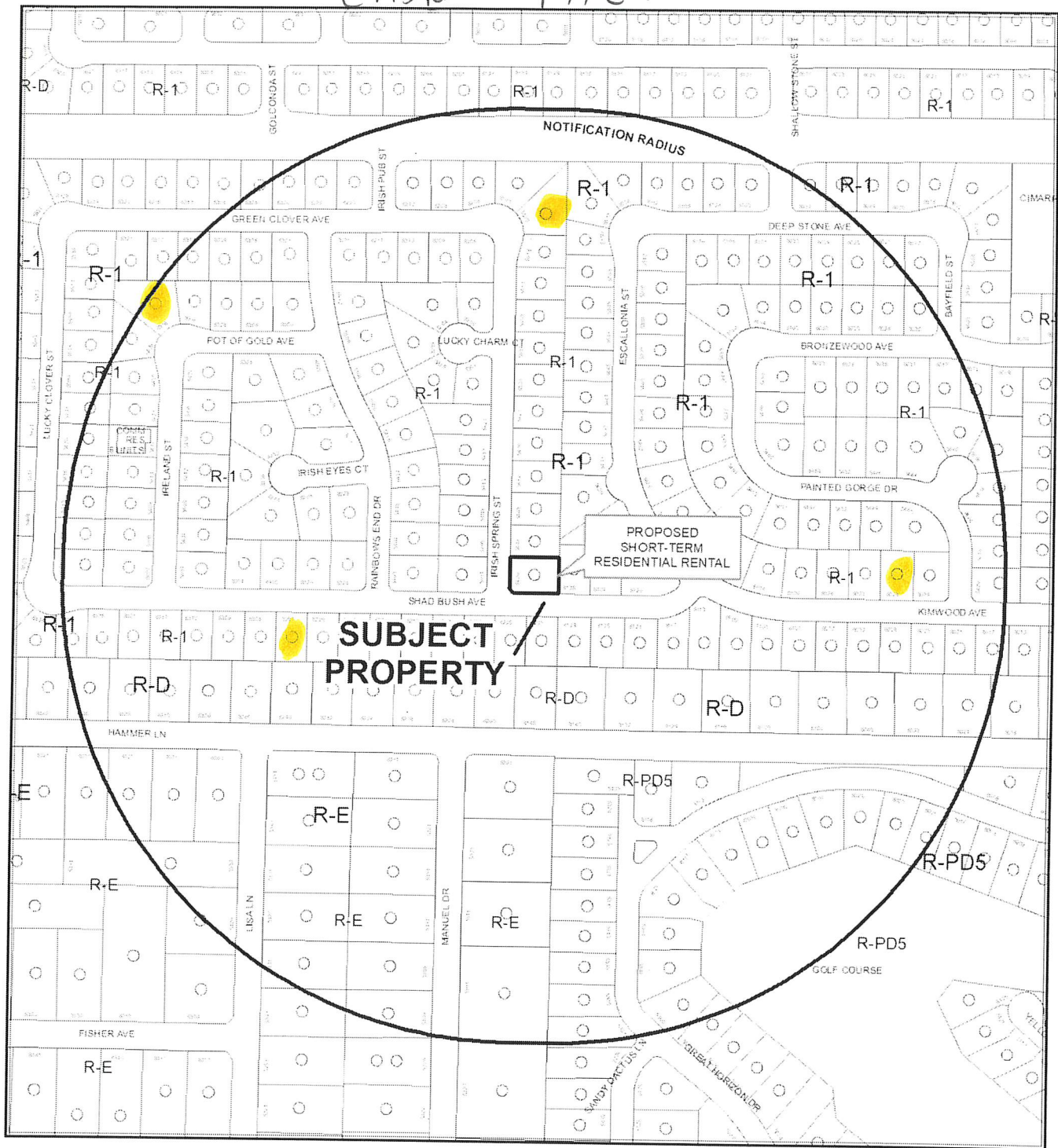
Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Adam Gordon".

Adam Gordon
5400 Irish Spring Street
Parcel #125-33-114-016

4 Letters of Objection
CASE # 74127



CASE: SUP-74127 (PRJ-74071)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 250 500
Feet



Adam Gordon

From: Mcvoy, Michael <Michael.McVoy@CSN.EDU>
Sent: Thursday, May 3, 2018 9:41 AM
To: adamgordon@cox.net
Cc: Babcock, Lillian
Subject: Certificate
Attachments: Adam Gordon 94.pdf

Good afternoon Adam,

This certificate indicates the number of Continuing Education Units (CEU) you earned from the College of Southern Nevada (CSN) by successfully completing this course. Each CEU is equivalent to ten (10) contact hours of technical instruction. A permanent record of your CEUs is maintained by the CSN DWED Office, 2409 Las Verdes Avenue, Las Vegas, Nevada 89102. This Office may be reached by telephone at (702) 651-4747 or visit CSN on line at: <http://sites.csn.edu/workforce/>

Those who successfully complete this course may also be entitled to Professional Development Hours (PDH), learning credits used for competency certification by numerous licensing boards, engineering societies and other entities.

One PDH = One contact hour of instruction
One CEU = 10 contact hours of instruction
One CEU = 10 PDH

Congratulations. We appreciate the opportunity to serve your needs and look forward to serving your needs in the future. Please feel free to contact us at any time. Thank you for your patronage.

Division of Workforce and Economic Development
The College of Southern Nevada

Sincerely,

Michael McVoy

CSN CPE Student Worker
Sahara West Center SAH
2409 Las Verdes Street
Las Vegas, Nevada 89102
Tel: (702) 651-4747 Fax: (702) 651-4418
Email: Michael.McVoy@csn.edu
Register: <http://sites.csn.edu/workforce/>
Like us: <https://www.facebook.com/CSN.CPE>



CERTIFICATE OF COMPLETION

Presented to

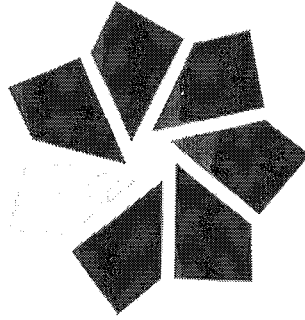
Adam Gordon

*On the 3rd of May. In recognition of the successful completion of
the Short-term Rental Certificate course,
held April 27th – April 28th, 2018.*

*From the Community & Personal Enrichment Program this is a
total of 1.4 CEU's.*

Examination score: 94%

Instructor: Julie Davies



CSN
COLLEGE OF
SOUTHERN NEVADA

Division of Workforce and Economic Development

SHORT TERM RENTAL CERTIFICATION COURSE

Certificate of Achievement

is awarded to

Adam Gordon

for elevating their industry knowledge to a professional level by completing the
Short Term Rental Certification Course at the
College of Southern Nevada, Las Vegas.

Julie Davies

Julie Davies
Educator



4/28/2018

Date of
Completion

12/9/2018

RE: Short Term Rental at 5400 Irish Spring Street : Adam Gordon

To whom it may concern

I am a neighbor to 5400 Irish Spring Street. I live at 5401 Irish Spring Street, and my name is William Walo. I have lived at this address for over 20 years.

I am writing to state that even though the house at 5400 Irish Spring Street is a short term vacation rental, I have no issues with it being so. Over the years that it has been a short term rental we have not had any problems with the tenants that rent Mr. Gordon's house. I have personally interacted with many of the renters of his house and have found them to be fine people who are in Las Vegas for various purposes. The renters have not had loud parties or left trash outside of the house or around the neighborhood. They are very considerate of the fact that they are in someone else's neighborhood and are very respectful to those in our community.

Mr. Gordon keeps his house very neat in appearance. He has a lawn service that weekly maintains his grounds. He also has a house cleaning service that after every rental cleans not only the inside of the house but also anything that might have made its way outside. Additionally, the renters are respectful of using the garbage cans and will put them on the curb on our pickup night.

I personally have had no issues with either the renters of 5400 Irish Spring Street, nor issues with the upkeep and maintenance that Mr. Gordon maintains on his house. I also feel that, in this situation, it has been advantageous to have had short term renters rather than long term renters, as it is easier to remove a short term renter than it would be a long term renter, should there be any issues.

I am personally in favor of the short term renter concept and support Mr. Gordon in his use of this house as such.

Sincerely Yours,

A handwritten signature in dark ink, appearing to read 'William E. Walo II', with a long horizontal flourish extending to the right.

William E. Walo II
5401 Irish Spring St.
Las Vegas, NV 89149

Send from my iPhone

Begin forwarded message:

From: Michael Lee <[redacted]>
Date: December 10, 2018 at 5:26:56 PM PST
To: Michael Lee <[redacted]>
Subject: SHORT TERM RENTAL
Reply-To: Michael Lee <[redacted]>

TO WHOM IT MAY CONCERN MY NAME IS MICHAEL LEE MY FAMILY & I
HAVE LIVED @ 5404 IRISH SPRING ST. FOR 15 YRS. WE HAVE BEEN ADAMS
NEXT DOOR NEIGHBOR THE ENTIRE TIME ADAM DOES A WONDERFUL JOB OF
SERVICING APPLICANTS FOR HIS SHORT TERM RENTAL. WE HAVE NEVER
ENCOUNTERED A NOISE ISSUE, FIGHTING, STEALING, PARTYING, OR PARKING
PROBLEM IN 15 YRS. ADAM IS VERY CONSIDERATE AS A NEIGHBOR FROM A
STANPOINT OF THE EXTERIOR OF THE HOUSE. ITS WELL KEPT FROM BEING
TO HAVE NO TRASH ON THE PROPERTY. I COULDN'T ASK FOR A BETTER
NEIGHBOR IN THE SHORT TERM RENTAL BUSINESS. WHEN THE HOUSE IS
EMPTY FOR LONG PERIOD OF TIME WHICH IT HAS BEEN FOR THE LAST 2
MONTHS IT JUST DOESN'T FEEL RIGHT. ANY QUESTIONS PLS FEEL FREE TO
CONTACT ME @ [redacted] OR CALL 702 460 6401 MIKE LEE
THANK U.

MICHAEL LEE DECEMBER 10, 2018

Michael Lee

Reply Reply to All Forward More