



City of Las Vegas

Agenda Item No.: 55.

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

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SUP-7482 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: ANTHONY KERSHAW - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 3408 Casa Grande Avenue (APN 162-05-310-0000) (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75032]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

13

Planning Commission Mtg.

0

City Council Meeting

0

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 Postcards
7. Submitted after Final Agenda Protest Postcards

Motion made by CHRISTINA ROUSH to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant is operating a short-term residential rental use that meets all minimum special use permit requirements of Title 19.12 that were applicable at the time of application. At the time of application, the Special Use Permit was required as a result of Ordinance 6585, which required all existing Short-Term Residential

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Rental uses not eligible for Conditional Use approval to be approved via the Special Use Permit process prior to July 1, 2019. With the recent adoption of Bill Number 2018-58 amending the Unified Development Code, relief from Conditional Use Regulations by means of a future Special Use Permit no longer exists. Whether approved or denied, the existing use would remain authorized and be subject to non-conforming use provisions of Las Vegas Municipal Code Title 19. Staff is recommending approval. MR. McCAMMON noted that additional letters of protest were submitted since publication.

MARY McELHON, Deputy Planning Director, further reported that this has been a licensed short-term rental since October 18, 2016. There has been no Code Enforcement action or concerns at this location.

ANTHONY KERSHAW, applicant, noted that this is a current licensed rental and there have been no complaints on the property since 2016. It is in compliance with everything the City requires and is professionally managed by him.

DONTEIRIE (phone #) stated that he wanted to help in the best manner that he can.

CHAIR CHERRY indicated that he was in support of the applicant, as there have been zero infractions since 2016. COMMISSIONER ROUSH told him that there was ever a good location for a short-term rental, this could be one since it is close to a busy thoroughfare.

CHAIR CHERRY declared the public hearing closed.

