



City of Las Vegas

Agenda Item No.: 56.

**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:
DOLENTE RETREAT REMOVAL PROPERTY TRUST - For possible action on a request for
a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at
9121 Dolente Avenue, PNH 38-074N2-024, R-CL (Single Family Compact-Lot) Zone, Ward 4
(Anthony) [PRJ-7482] Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	11	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 and Protest Documentation Not Vetted
Postcard (1) and Comment Forms (3)

Motion made by DONNA TOUSSAINT to Approve subject to conditions and adding the
following condition as read for the record:

A. An administrative review shall be conducted one year after issuance of a business license.

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.

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ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant is proposing to operate 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. 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. If approved, the proposed use would be authorized and subject to non-conforming use provisions of Las Vegas Municipal Code Title 19. If denied, the proposed use would not be authorized. Staff is recommending approval. MR. McCAMMOND noted that additional letters of protest were submitted since publication.

MARY McELHONE, Deputy Planning Director, added that there has been no Code Enforcement action on this property, and at this point, there are active listings on uHost; however, they advertised as a long-term rental with a 31-night-stay minimum.

SARAH POLLOCK stated that she lives in Israel, and her son and grandchildren live in Las Vegas. She purchased this property with her husband in 2013 as an investment which they have already started as a regular rental. Since they miss their grandchildren and visit here quite often, they would like for this to be a short-term rental so that they can visit when they come to visit. She discussed that this property is a good distance away from the center of town, is located in an area where the backyard is facing a busy street, and there is a professional building on one side. She also visited with many of the neighbors who indicated they would be happy to have the short-term rental in the neighborhood as long as it is professionally managed, which she affirmed that it would. Additionally, the pool was recently renovated. Ultimately, she felt this would be a good rental for people who are visiting Rock Canyon, love to hike or prefer more outdoor activities in the Las Vegas area.

COMMISSIONER TOUSSAINT drove by this site and feels it will be harmonious and compatible with the area. She requested that a one-year administrative review be added as a condition for approval, which MS. POLLOCK agreed to. STEVE GEBEKE, Planning Supervisor, read the condition for the record.

CHAIR CHERRY declared the Public Hearing closed.