



City of Las Vegas

Agenda Item No.: 63.

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

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: PRJ-7486 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: WILLIAM WEAVER LUTER for possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 2017 Casa Vista Drive (APN 163-02311-005), within Residential Estate Zone, Ward 1 (Turkianian) [PRJ-74831]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	1
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/Support Postcards
7. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted Comment Forms (2)

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 final approval.

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3
CHRISTINA ROUSH, DONNA TOUSSAINT, SAM CHERRY, LOUIS DE SALVIO; (Against -None); (Abstain-None); (Did Not Vote-None); (Excused-TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BRENDA J. WILLIAMS)

Minutes:

This item was heard subsequent to hearing Item 60.

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CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, stated 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 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. McCAMMOND noted that additional letters of protest were submitted since publication.

MARY McELHONNE, Deputy Planning Director, further reported that this has been a licensed short-term rental since June 22, 2017. There has been no Code Enforcement action on this property and there have been no issues or concerns.

WILLIAM LUI, applicant, requested approval of the Special Use Permit. He stated that he has had this home for a couple of years and spent almost one year renovating it. He wants to make Las Vegas proud for the people who visit and to be an owner of a house that his children and future grandchildren can be proud of when they use it.

COMMISSIONER TOUSSAINT recommended approval with a one-year administrative review, which MR. LUI agreed to. STEVE GIBSON, E, Planning Supervisor, read the condition for the record.

CHAIR CHERRY declared the Public Hearing closed.

