



**LAS VEGAS
CITY COUNCIL**

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City Manager

December 7, 2017

Ms. Rachel A. Hopper
821 Mar Jay Court
Las Vegas, Nevada 89107

**RE: ABEYANCE - SUP-71414 [PRJ-71356] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 6, 2017**

Dear Ms. Hopper:

The City Council at a regular meeting held on December 6, 2017 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 821 Mar Jay Court (APN 139-30-711-088), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-71356].

This approval is subject to the following conditions:

Planning

1. A one year administrative required review shall be conducted from the date of issuance of a business license.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.
5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.
6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

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3RD FLOOR
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8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2017.

Sincerely,



Peter Lowenstein, AICP
Acting Director
Department of Planning

PL
PL:RTS:clb:nl

cc: Mr. Nathaniel Taylor
Taylor Consulting Group
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131