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CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 22, 2018

Mr. Steve Settlage
308 South 10th Street
Las Vegas, Nevada 89101

**RE: SUP-71961 [PRJ-71816] - SPECIAL USE PERMIT RELATED TO
SUP-71959 AND SUP-71960
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Mr. Settlage:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 308 South 10th Street, Building 3 (APN 139-34-712-045), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-71816].

This approval is subject to the following conditions:

Planning

1. An administrative Required Review shall be conducted within one year from the 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. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a similar use where 660 feet is the minimum required.
5. 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.

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6. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.
7. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.
8. 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.
9. 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.
10. 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 February 22, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield".

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

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