



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE

3RD FLOOR

LAS VEGAS, NV 89106

702.229.6301 | VOICE

702.474.7463 | FAX

711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 19, 2018

Assaf Ben-Dor
2117 Alhambra Circle
Las Vegas, Nevada 89104

**RE: ABEYANCE - SUP-73016 [PRJ-72957] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 18, 2018**

Dear Applicant:

The City Council at a regular meeting held on July 18, 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 532-FOOT DISTANCE SEPARATION WHERE 660 FEET IS REQUIRED at 2117 Alhambra Circle (APN 162-03-810-009), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72957].

This approval is subject to the following conditions:

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.
2. The residence shall be occupied by the property owner during each time the unit is rented.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use.
4. 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.
5. A Waiver from Title 19.12 is hereby approved, to allow a 532-foot distance separation from a similar use where 660 feet is required.
6. 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.

7. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.
8. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.
9. 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.
10. 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.
11. 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 July 19, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly distinguishable.

 Robert Summerfield, AICP
Director
Department of Planning

RTS:SG:clb:nl