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CITY COUNCIL**

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DIRECTOR

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cityoflasvegas  
lasvegasnevada.gov

July 19, 2018

Joseph & Vanessa Turley  
Turley Family Trust  
1055 Bonita Avenue  
Las Vegas, Nevada 89104

**RE: SUP-73282 [PRJ-73175] - SPECIAL USE PERMIT RELATED TO  
VAR-73281  
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 432-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1055 Bonita Avenue (APN 162-03-722-010), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73175].

This approval is subject to the following conditions:

**Planning**

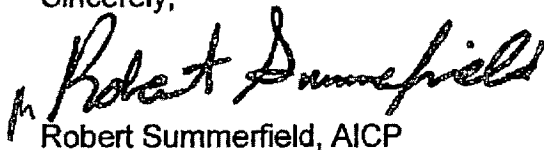
1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-73281) shall be required, if approved.
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 432-foot distance separation from a similar use where 660 feet is required.

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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 written in a cursive, flowing style with a large initial "R".

Robert Summerfield, AICP  
Director  
Department of Planning

RTS:SG:clb:nl

cc: Mr. Doug Rankin  
G.C. Garcia, Inc.  
1055 Whitney Ranch Drive, Suite #210  
Henderson, Nevada 89014