

ATTACHMENT #3

**PUBLIC COMMENTS –
IN SUPPORT OF ORDINANCE OR
DESIRES MORE RESTRICTIVE PROVISIONS**

From: [Michael Russell](#)
To: [BL Public Comment](#)
Subject: Short Term Rentals
Date: Thursday, April 28, 2022 2:53:16 PM

Dear Clark County,

I am against ANY short term rentals. With the recent shooting and killings, I see no good for having short term rentals in neighborhoods.

Michael Russell

3979 Ruskin St

Las Vegas, NV 89147

From: [Paul Gautier](#)
To: [BL Public Comment](#)
Subject: short-term rentals
Date: Thursday, April 28, 2022 5:49:56 PM

I own a home next door to a house that has been used as a short-term rental advertised on AirBnB. The home has even been cited by the County, but it continues to be advertised by the newest owners of the property. In fact, the new owners said that was a selling point of the house. Over the past 2 years there have been hundreds of people that have come and stayed at the house. I frequently have people coming to my front door at all hours of the day because they can't read house numbers, even though my house numbers are clearly visible. Multiple cars are frequently parked in the street despite have a two car garage and large driveway. I have had people climb my tree to get their runaway cat. The same people came and pounded on my front door at 3am because the cat got out and was in my backyard. There were guests that had so much trash on the street for pickup that Republic couldn't and didn't remove it all on our pickup day. I was woken up at 4am by people outside in the backyard spinning fire batons and spitting fire into the air. I have been overwhelmed with the smell of marijuana on more than one occasion. Guests frequently blast their music outside. One family held a drive by birthday party during the initial Covid lockdown that resulted in a parade of cars driving into our cul-de-sac for a few hours. And there were also pornographers that stayed there one week. My house is in Paradise Palms, an old neighborhood with large lots, so it takes a lot for me to be able to smell, see and hear things coming from next door. Hopefully the County will be focus some attention to the neighbors of these short-term rentals and enable us to maintain the integrity of our homes and lives. Perhaps any fines that are incurred can be dispersed to the inconvenienced neighbors instead of the county.

Respectfully,
Paul Gautier
3327 Seminole Circle
Las Vegas NV 89169

From: [George Burris](#)
To: [BL Public Comment](#)
Subject: short term rentals
Date: Friday, April 29, 2022 10:01:55 AM

I think you should add condominium complexes to the list of locations short term rentals are not allowed. I am the President of Southern Vista C.P.O.A. and we require a minimum 6 month lease. We have had trouble with AirBnB in the past and if condominium complexes are not on this list, it will cause us a lot of problems.

George Burris

Southern Vista C.P.O.A.

8070 W Russell Rd

Las Vegas, Nv 89113

From: [Eric He](#)
To: [BL Public Comment](#)
Subject: Fw: Short Term Rentals Update
Date: Friday, April 29, 2022 12:24:10 PM

Dear Jordan Sandecki:

I am a owner of a condo unit at Alexi Heights Condo community in Spring Valley.

I support this Short Term Rental Ordinance. Short Term Rental will bring traffic, noise and crime to the community, to the detriment of area long term residents, and harm property value. So it should be strictly regulated.

Thanks,

Jia He

----- Forwarded Message -----

From: Clark County, Nevada <updates@info.clarkcountynv.gov>
To: "eric_he02@yahoo.com" <eric_he02@yahoo.com>
Sent: Wednesday, April 27, 2022, 06:28:01 PM CDT
Subject: Short Term Rentals Update

Dear Subscriber:

Clark County today released its draft short-term rental (STR) ordinance as part of a "business impact statement" process required by Nevada law.

In accordance with NRS 237.080, trade associations or owners and officers of businesses that are likely to be affected by the proposed ordinance are asked to submit data or arguments as to whether the proposed rule will impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business in writing to PublicCommentCCBL@ClarkCountyNV.gov by 5 p.m. Wednesday, May 18. The Notification letter of this business impact process may be found on this page of proposed amendments to Clark County Code. You may need to scroll down the bottom of the page to find the appropriate entry under "Short Term Rental Units and Accommodations Facilitators". There is a link to the draft proposed ordinance in the Notification Letter and [here](#).

From: [Nick Trotto](#)
To: [BL Public Comment](#)
Subject: To Jordan Sandecki Re: Short Term Rental Units Comments
Date: Monday, May 2, 2022 11:13:45 AM

First: I live in Chateau Versailles on 10550 W Alexander Rd. ,89129. Our by-laws consider a short term rental to be at least 90 days. I believe your short term rentals to be much shorter than that, which would be in direct conflict with our by-laws. Our by-laws should take precedents which were established in the 2000's so that short term rentals as you define could not take place.

Second: There needs to be a statement that if the short term rental, as your defining it is not allowed, or is in direct violation of the condo's by-laws as established when the condo' association was first formed, then the license will not be granted for a short term rental. Proof must be provided that a short term rental is allowed at time of licensing.

Hopefully you'll incorporate or revise you short-term rental unit amendments to in corporate these changes

Nick Trotto

[Sent from Yahoo Mail for iPad](#)

From: [Ryan](#)
To: [BL Public Comment](#)
Subject: The proposed short term rules
Date: Tuesday, May 3, 2022 8:55:21 PM

I'm Ryan, Winters

I've been a Las Vegas resident for 20 years now. There has never been as big of a sense of despair about housing. The proposed rules are a good first step to ensure the quality of short term rentals, as well as help alleviate the huge spike in prices that our most vulnerable residents are feeling in terms of long term rental and also housing prices.

I hope the county is willing to do more to alleviate this issue. While this is almost a nation wide problem, Action like this can help safeguard our community against predator pricing.

Thank you.

From: [Lee Rod](#)
To: [BL Public Comment](#)
Subject: AB&B concerned neighbor
Date: Wednesday, May 4, 2022 9:02:27 AM

Good afternoon~

Thank you for your time. I am currently a 'Neighbor' of a short time rental (AB&B) and do have some concerns. Heres a list of what ive experienced so far. Please for a moment, put yourself in my shoes.

-A revolving door of unknown people in and out of all hours of the night sometimes knocking on your door and walking into your backyard by mistake.

-Safety of my and the neighbors children

-Noise and parties. The window of my bedroom is next to the AB&B back yard. This is Vegas and they celebrate late causing loss of sleep. My children attend school and my wife and I work.

Trash build up. On several occasions due to multiple residents there trash overflows and they use my cans filling them up. When there is no more room the trash is tossed next to the cans near the driveway and can been seen and smelled all week.

If this ordinance passes, 'WE' the neighbors of these rentals would like a resource to protect our families, home and privacy. The owners of these 'investments' need to consider that and need to be held accountable. Las Vegas has plenty designated 'Resorts', my neighborhood is not a resort its where I raise my family.

Again, thank you for your time and appreciate the work you do. I would like a response when possible please.

Best regards,

L. Rodriguez

Kzxrod@gmail.com

From: [Sarah Hartley](#)
To: [BL Public Comment](#)
Cc: [Sarah Hartley](#)
Subject: Short Term Rentals
Date: Thursday, May 5, 2022 9:35:32 AM

Thank you Board of County Commissioners for recognizing and protecting the rights of our residential communities! This is a beautiful piece of legislature! Keep up the good work!!!

From: [Paula Serching](#)
To: [BL Public Comment](#)
Subject: No short term rental.
Date: Sunday, May 8, 2022 1:33:52 PM

Hello,

We have a house on our street that was purchased solely for the purpose of a short term rental. Since the house has been rented most weekends. Our neighbor has to suffer for the thoughtless renters who have parties with 30 people attending. Smoking weed in the backyard and running up and down our street with the cars. Parking where there is all ready tight parking. I appose having short term rentals legalized neighborhoods do not need random people coming and going and causing more theft and trash.

Address of short term rental. I'm not sure if this is a legal one or not.
8447 Summer Ranch Court Las Vegas NV. 89139.

Thank you
Distressed sad home owner.
Paula

Sent from my iPhone

From: [Roni Aharon](#)
To: [BL Public Comment](#)
Subject: Feedback on Proposed Short-Term Rental Regulations
Date: Tuesday, May 10, 2022 6:47:11 AM

Dear Clark [County Officials,

I believe that the current proposal will create an unbalanced opportunity for homeowners who wish to rent their properties. Only selected few will be able to be licensed making the process questionable and may infer favoritism.

I believe the current bylaw prohibiting rental less than 31 days is a proper way to handle short term rental in Las Vegas.

Most homeowners are not equipped to have short term rental and lack the wherewithal of resort management and proper security that affects the community.

Respectfully I would urge the council to keep the short term rental bylaw the same in Clark County, there is no benefit to the community, Clark County or homeowners, financial or otherwise by changing it.

Regards,
Roni Aharon

From: [William Holland](#)
To: [BL Public Comment](#)
Subject: I positively support STR (Short Term Rental)
Date: Thursday, May 12, 2022 1:32:00 PM

This message originated outside Clark County. Please validate sender before taking action on this message. CC4

Good Afternoon,

I am writing you today to thank you for passing the current STR ordinance, however I wish to urge the committee to consider removing the one property per host requirement, also to remove the owner occupied requirement as well.

I would even go so far as to ask to limit the maximum occupancy to 6 persons or even fewer, as to help ensure that the STR hosts whom screen their guests and whom ensure that their guests will not be holding any large gathering or party (which might disturb the neighborhood), be the only hosts whom the city issues licenses to (for non-owner occupied rentals).

With a more restrictive/lower maximum occupancy the city can help to eliminate many of the issues that those who oppose STR's have.

Thank you for your consideration.

Sincerely,

William Holland

From: [Rae Lathrop](#)
To: [BL Public Comment](#)
Cc: [Nevadans for the Common Good](#)
Subject: Clark County Code regarding Short Term Rental Permits
Date: Wednesday, May 18, 2022 4:31:44 PM

To Clark County Business License Staff:

Nevadans for the Common Good (NCG) is a broad-based membership organization that includes 40 institutional members across Southern Nevada. We have been working with and through our congregations, neighborhoods, and organizations to understand the reality of today's housing crisis. NCG agrees with the statements made in the draft ordinance's "findings" section and agrees that fundamentally, short-term rentals are incompatible with the County's ability to provide adequate, affordable, and safe housing for its residents.

We understand that regulating these properties is a necessary way of limiting their proliferation and providing security to the neighbors that surround them. We support the ordinance as shared on April 27.

Specifically, we agree that licenses should be limited to one per person/entity in order to stem the trend of turning our homes into hotels. We also believe that the 1,000-foot distance requirement will account for all types of the diverse neighborhoods that exist in Clark County. Additionally, the licensing of "accommodations facilitators" is an important step in holding the online platforms accountable for their role in facilitating potentially illegal and harmful businesses. We hope these provisions remain in any final version.

We hope to continue to work with Clark County staff and officials to improve this ordinance as it is implemented to ensure the preservation of our housing supply.

Thank you,
Rae Lathrop
Strategy Team Leader
Nevadans for the Common Good

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Rae Lathrop
rae.lathrop@gmail.com
775-544-3041



Tuesday, May 17, 2022

The Culinary Union is supportive of Clark County's proposed ordinance to bring short term rental regulations in line with Assembly Bill 363 from the 2021 Legislative Session.

Southern Nevada is experiencing one of the most severe housing crises in the nation, and we must ensure that Southern Nevadans can afford to live in our communities. Short term rentals have a role in our community, but we must ensure there is sufficient and affordable housing stock for Nevadans, and that short term rentals don't destabilize our neighborhoods.

In particular, the Culinary Union would like to applaud Clark County's permitting requirements, limitation of short term rental units per host, of units per township, and of units in multi-family dwellings, and apartments.

Occupancy limits will safeguard our communities from unauthorized and disruptive party houses. Limitations on use of units formerly designated for affordable housing will protect the Las Vegas Valley's affordable housing stock at a time it is desperately needed. Platform accountability language, as well as requiring display of a license number on advertisements for short term rentals, will ensure compliance with the law.

While the proposed ordinance is strong, there are some ways it could be improved:

1. Hosts should either be required to live in their units, or there should be a limit of 100 days for non-hosted units to be rented out a year.
2. If non-hosted units are allowed and a limit of available days is established, each advertisement for a short term rental should be required to display the number of remaining days it may be rented out.
3. In addition to a protection of affordable housing stock there should also be a prohibition on utilization of units from which a tenant has been recently evicted for a short term rental. Nevadans should not be evicted so that tourists can rent their home during their vacation.
4. Clark County should put the power of maintaining comfortable and residential neighborhoods in the hands of its citizens. Clark County can incentivize community enforcement by allowing residents within 100 feet of a short term rental unit to bring a private right to action suit for court fees and cost.
5. In order to ensure that short term rentals do not negatively impact the Nevada tourism industry's gold standard reputation, Clark County must ensure that hosts are able to successfully pass a background check, and that some sort of badge indicating the successful passing of a background check is displayed on all advertisements for short term rentals.

The current enforcement mechanisms in the ordinance are strong and the Culinary Union believes that with the proposals we recommend, they will be even more effective.

Ted Pappageorge, Secretary-Treasurer for the Culinary Union

CULINARY WORKERS UNION LOCAL 226

Affiliated with UNITE HERE INTERNATIONAL UNION

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From: [Ms Pinckney](#)
To: [BL Public Comment](#)
Subject: STR
Date: Wednesday, May 18, 2022 5:07:56 PM

I am in favor that short term rentals were remain only in North Las Vegas and Henderson. Let's not have STRs in the city of Las Vegas or the district of Las Vegas because these areas have lots of hotels and have no need for any short term rentals. It destroys the quite old neighborhoods that have existed for more than 50 years in Las Vegas. Keep short term rentals out of Las Vegas and allow them only in North Las Vegas and Henderson.

John Stone