

FERGUSONS MOTEL

1028 Freemont street, Las Vegas, Nevada 89101

Phone: (702) 382-3500, Fax: (702) 676-1292

April 4, 2010

LETTER OF JUSTIFICATION

RE: **SPECIAL USE PERMIT – HOTEL, RESIDENCE – C-2 COMMERCIAL**
FOR APN # 139-35-211-025 (41 UNITS) AND APN # 1359-35-211-026 (27 UNITS) MOTEL

Fergusons Motel is located at 1028 Freemont Street in the City of Las Vegas. The project sits on two parcels, 41 Units on APN 139-35-211-025 originally built in 1946 and 27 Units on APN 139-35-211-026 originally built in 1956. The property is currently zoned for C-2 Commercial for Hotel, Motel or Hotel suites.

There are a total of 68 rooms. All rooms are directly accessible from the parking area. 22 rooms consist of suites which include kitchen facilities and sitting rooms in addition to the sleeping room, full bathroom and closet. The remaining 46 rooms have a sleeping room, full bathroom and closet. Currently all room provide a temporary lodging with a rental period of less than one week.

I am requesting the city of Las Vegas to grant a SPECIAL USE PERMIT to Fergusons Motel to use the 22 suites as HOTEL RESIDENCE thus changing the use from "Hotel, Motel or Hotel suites" to "Hotel, Residence". (Suite no. 137, 138, 139, 140, 142, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 160, 161, 162, 163, 164, 165 and 185) These suites are suitable for long term occupancy. The remaining 46 rooms will remain as Motel suites. The facility also provides onsite maid & linen services, telephones and maintenance staff for the upkeep of the property.

Fergusons Motel provides very economical temporary lodging to the residents of city who are very much in need of short term lodging. Many of them do not even own a car and rely on public transportation.

The recession has really hurt the citizens of Vegas. The occupancy of the motel is down by 50%. Many people are looking for temporary lodging for a week or more. With the approval of the Special Use Permit, I will be better able to meet the requirements of our guests. I also feel that the motel is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City & County's policies and regulations.

Looking forward for you cooperation.

Sincerely,



Amarat R. Patel – President
Sonal Inc.
dba Fergusons Motel

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