

La Qunita Inn & Suites
Project # 11 059
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September 20, 2011

CLV Planning & Development

Attn: Yorgo Kagafas, Planner II
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6196
Fax: (702) 474-7463

Re: Special Use Permit for a Residence Hotel
APN 163-06-816-021 9570 W. Sahara Ave. LV, NV 89117

Dear Mr. Kagafas:

The purpose of this letter is to request a special use permit for a residence hotel. A recent business license audit/inquiry identified the existing La Quinta Inn to have an H05 license which allows a stay of up to a week. The property owner desires to have extended stay license H11 for a residence hotel specifically for occupants to stay longer than one week.

The original entitlement for this hotel (U-0146-97) was for a "THREE-STORY, NON-GAMING RESIDENCE HOTEL, and CONSISTING OF SEVENTY-THREE (73) 1-BEDROOM UNITS". This was put out on the public notification and was approved by Council on 4/27/98. Hawthorne Suites (the original license holder) had licensed it as a Hotel (H05) in 2000, when they had the entitlement for a Residence Hotel (H11). There appears to be a clerical error in that they should have applied for an (H11) license.

The property is zoned C-1 which requires a Special Use Permit (SUP) for a residence hotel. We are requesting to re-instate the previously approved entitlements.

A survey of the hotel finds 75 existing 1-bedroom units, 63 of which contain kitchens. The 12 rooms that do not have full kitchens do have refrigerators and microwaves effectively creating mini-kitchens. Title 19 states that all rooms in a residence hotel must have kitchens. Therefore, we are requesting a waiver for the 12 rooms that do not have 'full' kitchens. These rooms are labeled and identified in the attached floor plans: 203, 204, 206, 223, 226, 228, 303, 304, 306, 323, 326, and 328.

Given the surrounding land uses are apartments/commercial, and the entitlements were previously approved, we feel there is substantial justification for this request. This project is consistent with the surrounding area, the City of Las Vegas Development Code, and does not have any adverse impacts on the area. There are adequate utilities, public transportation, and services to the development. This hotel has been thriving for +/- 10 years, and the owner's goal is to remain in good standings with the City of Las Vegas.

We appreciate your assistance in moving forward with these modifications to the previously approved project.

Sincerely,



Scott L. Brown, NCARB
Principal
DesignCell Architecture

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