

May 29, 2018

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

To whom it may concern:

We are writing to offer a justification for our application for a special use permit toward permanent operation of our currently licensed and legal short-term rental property at 1709 S. 6th Street in Downtown Las Vegas (License #G64-03819; Account #RMT360819). We are the longest-running legal and licensed short-term rental in our area (hence, no variance for the 600-foot rule was ever needed). Our property taxes have been paid in full and on time to the City every month that we have operated.

First, we should begin by saying that as of June 2018, we will have been operating with zero problems and zero complaints for two years. We have hosted 67 groups of travelers from all over the world and have a perfect five-star rating on Airbnb and Homeaway. Part of the reason we've never had a complaint is because of our personal vigilance. We operate cameras and microphones around the perimeter of the property to ensure the noise level and activity are never a nuisance to our neighbors. We maintain ADT security and Ring doorbell systems, so our house is never a security risk. We employ a professional staff of property manager, housekeeper, landscaper, and pest control and pool maintenance people, so our home is pristine and guests and neighbors are happy. However, the primary reason we have never had a complaint is because of our rigorous guest-screening process. We do not accept bookings for parties or events and usually host business travelers and families. We ask guests to adhere to our extensive list of rules, after scrutinizing the details of their stay and the ages and number of the people in their party. Guests who are approved are checked-in in person by a property manager who reiterates these rules and requires that they sign a contract, accepting the terms discussed.

Aside from our interest in running a good business, our motivation for maintaining this short-term rental is that it is our home, the only one we own. We return to the City several times a year for weeks at a time. Maintaining the house as a short-term rental allows us to live there when we stay to visit our mother/mother-in-law, grandmother, step-father, and so on. We lived in Las Vegas for 8 years, fell in love with the City, and were married at the Las Vegas Country Club. We bought our house in the historic South Ridge neighborhood in 2013. We met our neighbors and nurtured everything positive that sprang up Downtown with our online publication *ArtsVegas*. We brought our daughter home from the hospital to this house.

We also spent thousands of dollars revitalizing our 1950s rambler into an enviable, modern home: all new windows, floors, window treatments, patio, HVAC system, paint, everything... We converted the yard to desert landscaping and bought new pool equipment. The list of what we did goes on and on. In the three years we lived in the house, we poured our blood, sweat, tears into the place. Our neighbors appreciated it. Many are aware that we operate a short-term rental because we told them, and not because they've been disturbed. They know they can always reach out to us but have never had occasion to, aside from social calls during our extended visits home.

We hope the committee will grant us the SUP for so many reasons, personal and professional. Please let us know if there are any questions we can answer. Thank you for your time and consideration.

Sincerely,



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