

Hello Neighbor!!!

Here is a little about Us @

520 Sportsman Drive 89107

May we start by saying... We Love Las Vegas!!! What an Amazing and Beautiful part of this World. I am Deborah. I was Born & Raised by my Canadian Immigrant parents who came this way in the late 1950's. I went to Clark High School and earned my Bachelor's Degree at the University of Nevada Las Vegas. I am currently the Account Executive for Delta Dental Insurance in Nevada.

My daughters and I love to travel and were first introduced to short term rentals many years ago. We have always enjoyed our stays at these rentals and believe that, as in the past, we are Very Good STR Managers.

We plan on downsizing from our current home and retiring to this new home. In the meantime, we plan to get a STR license and Venture again into the Hospitality Industry. We are very conscience of our Neighborhood and Expect to be Good Neighbors. Thank You in advance for Your time taken to read this.



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Submitted at Planning Commission

Date 9/11/18 Item 55

About Our Guests

Who they Typically Are

and What We Expect from Them.

Our home is suited for many types of Visitors but... We have been and will continue to be Very Particular in the People we Allow to Stay with Us.

We Approve Couples

Single Couples or Couples Vacationing together or who are attending a Special Occasion or Event in Las Vegas. We do Not host Parties, Weddings, Receptions or the Like. In Fact Our Home is the Escape From the Party. No Underage Guests unless accompanied by their Legal Guardian and No Single Night Stays.

We Approve Families

Many Parents do not want to Expose their Children to some of the "Delights" of the Strip and Downtown. Second Hand Smoke, Gambling, and Public Intoxication are All part of Our Normal here but Many families want to Protect their Children. They come to Vegas for Baseball, PeeWee Football and Other Sports tournaments, Cheerleading, Dance and Other Competitions. Seminars, Classes and Many Other Family Events are held in Las Vegas. Our Home allows these Families to Build Memories in a Safe and Friendly Environment.

We Approve Business People

Las Vegas is Convention Paradise. Conventions, Sales Meetings, Seminars and the like Occur Daily in these Parts. Businesses Spend Considerable Capital to Send their Employees to Las Vegas to Conduct Business. Many of these same Companies prefer to have their People to stay in Accommodations not so interwoven with the Party. They are in Las Vegas to Work. Our Home is Perfect for these type of Guests as we Provide Business Essentials, Peace and Quiet, and a Comfortable Refuge from the Fray.

We Do Not Use Instant Book!!! We Interview Each and Every Interested Prospective Guest.

This is Our Home and Our Neighborhood after all.

We Most Frequently Use AirBnB to Receive Inquiries. They have Systems in Place for Risk Scoring, Screening, Safety Encouragement, Preparedness Tools, Account Protection and Scam Protection for Both Hosts and Guests.

They also Promote an Unbiased Hospitality Community. They Pride themselves as a Supportive Platform for All Colors, Shapes and Sizes.

We also Believe in the Product... as We mentioned before... Long before we ever Hosted We became Avid AirBnB Guests. We enjoy being a Part of an Innovative Travel Community and All that They Support. A True Virtual Neighborhood.

Screening Our Potential Guests

AirBnB Profile Basics

We Confirm the Guest is Verified & Review their "About Me". The More info the Better.

Social Media Activity

We Confirm that the Guest has at least one Social Media Link. This shows that They have a Real Identity and are Active Online.

Verification

We Check that the Guest has a "ID Verified" Badge on Their Account. This Links a Guest to a Real and Verified Address and Valid ID.

Reviews

The More Reviews the Better. Reviews provide Valuable Insight into Previous Behavior. They are the Unbiased Experience of a Previous Host with the Guest. We look for Outstanding Reviews and Comments about Our Potential Guests.

Communication

From the Initial Inquiry from Our Potential Guest until They Check Out... We Remain in Contact with the Guests. We Explain the Rules and the Consequences for Breaking them. During their Stay We are Available at All Times. We Actively Manage the Vacation Experience at Our Home. We also Encourage the Guests to Comment and Suggest ways that We can become Better Hosts and Enhance Their Vacation Experience.

Rules

In Addition to City Short Term Rental Ordinances We Give these
Rules to Our Guests:

The **GOLDEN RULE** is the Most Important Rule. Please be Respectful
and Mindful of Our Neighbors.

No Parties or Events **EVER!** This is a Neighborhood 1st and Foremost.

Quiet Hours are between 10 p.m. - 8 a.m. **ANY UNAPPROVED
GATHERINGS OR NOISE COMPLAINTS WILL RESULT IN EVICTION
WITHOUT REFUND.**

We Use NoiseAware Technology, a Smart Home Device that measures
Volume Levels in the Backyard. It allows Us to Respond to Noise
Nuisances without Disrupting Your Stay. NoiseAware is Privacy
Compliant.

No Outside Visitors or Overnight Guests without Previous Approval
from Us. No Illegal Activities Anywhere on the Property - this includes
but not Limited to Illicit Drugs, Underage Drinking and Illegal Internet
Activity.

No Smoking of **ANY KIND** inside the Home. If Smoking Outside Please
Safely Dispose of Butts in Proper Receptacles.

Do Not leave Any Food out that could Attract Uninvited Pests.

No Animals unless Previously Approved by Us.

Check-In is Anytime after 3 p.m. on Arrival Day and Check-Out is Noon.

Guides and Reminders Posted and Available in the Home for Guest Reference

The GOLDEN RULE

House Rules

Noise Ordinance Code

Parking Policy

Trash Policy

Host Response and Security

Kayla and Deborah live 10 minutes away.

We are Active Managers and Respond to Any Issue.

The Property has Alarm System.

We Use **NoiseAware** as Previously Described.

Our Personal Cell Phone Numbers are:

Deborah 702-580-7769

Kayla 702-336-1185

Don't Hesitate to Call if there is an Issue



Thank You for Your Consideration and for
Taking the Time to Learn a Bit about Us.
We Look Forward to Being Your Neighbors.
We Believe that We can Contribute to the
Neighborhood.

