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VIA UPLOAD TO CLVEPLAN WEBSITE

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

RE: Special Use Permit: Short-Term Residential Rental
APN No.: 139-34-613-139

Dear Sir or Madam:

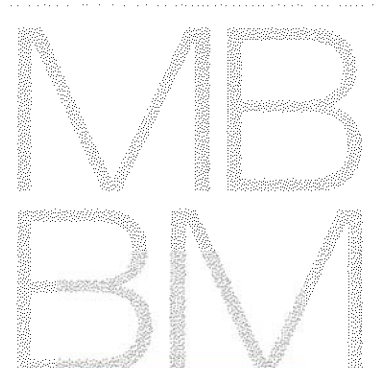
Please accept this correspondence as a justification of the above referenced application. Stewart and Paula Brooks, the applicants, are requesting a Special Use Permit to allow for Short-Term Residential Rentals of their property located at 150 N. Las Vegas Boulevard, Unit 1618 in Las Vegas, Nevada. The applicant is also requesting a waiver of the 660 ft. separation requirement as well as a waiver of the owner occupancy requirement. The commercial use, or making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period less than 31 consecutive calendar days is a permissible use under Title 19.12.070.

The location is zoned C-2 (General Commercial) and is within Ward 3. As such, the proposed use is permissible at the location in connection with the residential component of the mixed-use development. Furthermore, the subject property consists of 859 square feet featuring one bedroom and one and a half baths; ideal for the use proposed. Therefore, the applicants respectfully request approval this special use permit application to allow for the short-term rental of their residential property as to maximize the economic utility of their investment.

Thank you for your time and attention to this correspondence. Should you have any questions or concerns, please do not hesitate to contact me personally. I remain,

Very truly yours,

Matthew B. Sibert, Esq.
MORAN BRANDON
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SUP-73810

PRJ-73685
06/27/18