

Sept. 11th, 2018
Planning Commission Hearing - SUP #73880
City of Las Vegas

Dear Planning Commissioners,

We are seeking approval on this SUP application based on the following criteria:

Approval based on:

- Owner occupied home, owner stays on property in guest house or 3 doors down on 6th street when renters on property
- Extensive outreach to neighbors and neighborhood. Open communication, addressing any concerns
- Existing short term license in good standing for 2.5 years
- All 5-star reviews with over 500 visitors
- 0 violations
- We do meet the 660 ft. requirement, as the first licensee, and not seeking any variances
- We set the precedent as *"the" licensed short term rental* in the neighborhood
- **Per ordinances, rules and regulations for applicability of this use in a neighborhood, we meet all of the requirements.**

Addressing the 3 biggest topics of concern, based on neighborhood feedback:

- 1.) **Parking-** In an effort to alleviate impact on the street surround our home, we commit to having renters park inside the gate in the driveway
- 2.) **Events-** It is explicit that no rentals can be had for the purpose of events. This rule is spelled out very clearly on all the listings and check-in documentation, it is being upheld, and renters are not allowed to have parties on property. Owners are always close by to ensure this. Owners do occasionally have guests and events when the property is not rented, and have been abiding by the Code Enforcement's request to notify them in advance of having guests over so it's easy to determine that it's not a renter event in violation of the ordinance
- 3.) **# of bedrooms-** This is a 4 bedroom house, and those are the only allowable rooms for rent. The pool house and trailer are not permissible, and are not being used for rentals. Owner stays in the pool house when there are rentals in the main house, and uses the airstream trailer for vacations (the trailer is only on property part time, for repairs and preparation for vacation use).

Neighborhood support / opposition:

Supporters: 95 people
Opposers: 40 people

Submitted at Planning Commission

Date 9/11/18 Item 40

Submitted by: James Vanas