

Owner-Occupied Short Term Rental Special Use Application # 73298

Applicants: Sarah Oetting & Aaron Oetting
Address: 822 Park Paseo, Las Vegas, NV 89104

- **Owner Occupied** – Guests only present when owners are living in the home.
- Rent only a single bedroom in the home with no more than 2 guests at any time.
- Carefully vet all guests that enter our home prior to booking.
- Parking available on property.
- We do not own any other properties, this is our first home and our primary residence.
- 610 sq feet from a CUV property.
- CUV property has been required for over a year to apply for a SUP but has failed to do so.
- CUV property is very close to the John S. Park Elementary School, which could cause concern if a SUP application submitted.

About Sarah & Aaron:

- First time homeowners.
- Licensed Nevada foster parents.
- Licensed Nevada business owners.
- When purchased, our home was in neglect. We have repaired extensive hardwood floor damage, replaced HVAC unit, fixed a main waterline leak and extensive roof repairs, completed with proper licensing an unfinished third bedroom, painted the entire interior of the home, and installed new major appliances throughout the home.
- We purchased the property to be our home and not an investment.

Thank you for taking the time to consider our application. The Special Use Permit is vital to our ability to remain in our home, in Las Vegas, and to be a part of the downtown community that we love.

We understand that there are concerns about the hotel-ification of the neighborhood but that is not our intent. We hope to use the funds from the short term rental to continue making improvements to our home so that we can raise a family here and deepen our ties to the community.

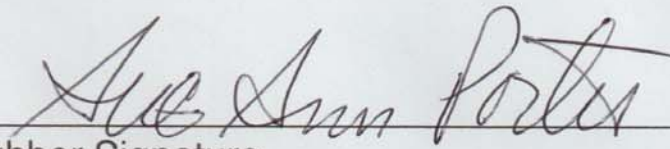
PRJ-72951
06/19/18

SUP-73298 - REVISED

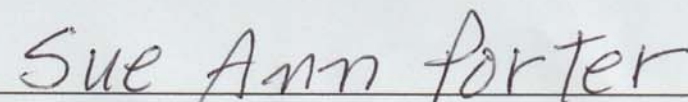
NEIGHBOR LETTER

I am a neighbor of Sarah & Aaron Oetting who live at 822 Park Paseo, Las Vegas, NV 89104. I hereby attest to the following:

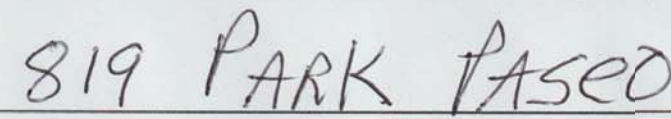
- I understand that Sarah & Aaron Oetting are seeking a Special Use Permit for an Owner-Occupied Short Term rental at 822 Park Paseo, Las Vegas, NV 89104.
- To date, I have not encountered a problem with the short term rental and/or the guests who have stayed with Sarah & Aaron Oetting at 822 Park Paseo, Las Vegas, NV 89104.
- I am aware that if any issue should arise in regards to the short term rental and/or guests, that I am welcome and encouraged to address the issue with Sarah & Aaron Oetting who will work to find an immediate resolution.



Neighbor Signature



Neighbor Printed Name



Neighbor Address

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Ysmuel Cook

Neighbor Signature

Ysmuel Cook

Neighbor Printed Name

1212 59TH ST Las Vegas NV 89104

Neighbor Address

PRJ-72951
06/19/18

Clark County

Department of Family Services

Facility Number: **FF -125413563**

Effective Date: **12/06/2017**

Expiration Date: **01/31/2019**

In accordance with the provisions of Nevada's Revised Statutes,
and its rules and regulations,
Clark County's Department of Family Services hereby issues this license to:

SARAH AND AARON OETTING

**822 PARK PASEO
LAS VEGAS, NEVADA 89104**

to operate and maintain a:

FAMILY FOSTER HOME

This license is not transferable and is granted solely upon compliance with the following special considerations:

**AMENDED LICENSE
DFS FOSTER**

**#1: AGE PREFERENCE AMENDED FROM 00-04 YEARS TO 00-18 YEARS
DECREASED NUMBER OF BEDS FROM 2 TO 1**

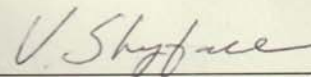
Number of Beds: **1**

Gender: **MALE/FEMALE**

Ages: **00-18 YEARS**

Paula Hammack

Paula Hammack, Interim Director
Clark County Department of Family Services



Authorized Representative of Licensing Agency

License is valid only for the address stated and is not transferable from one location to another.

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BUSINESS LICENSE

City of Las Vegas | Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: G50-99606

RENEWAL DATE: 03/01/2018

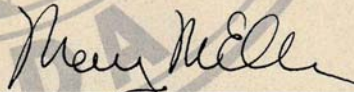
EXPIRATION DATE: 09/01/2018

TYPE OF LICENSE: G50 - GENERAL RETAIL SALES
CAKE STANDS

BUSINESS LOCATION: 801 S LAS VEGAS BLVD 313

ISSUED TO:

SARAH'S STANDS
822 PARK PASEO
LAS VEGAS, NV 89104



Deputy Director, Planning Department

*Failure to maintain an active state license or SNHD health permit,
if required, renders this business license invalid.*

Post in a conspicuous place.

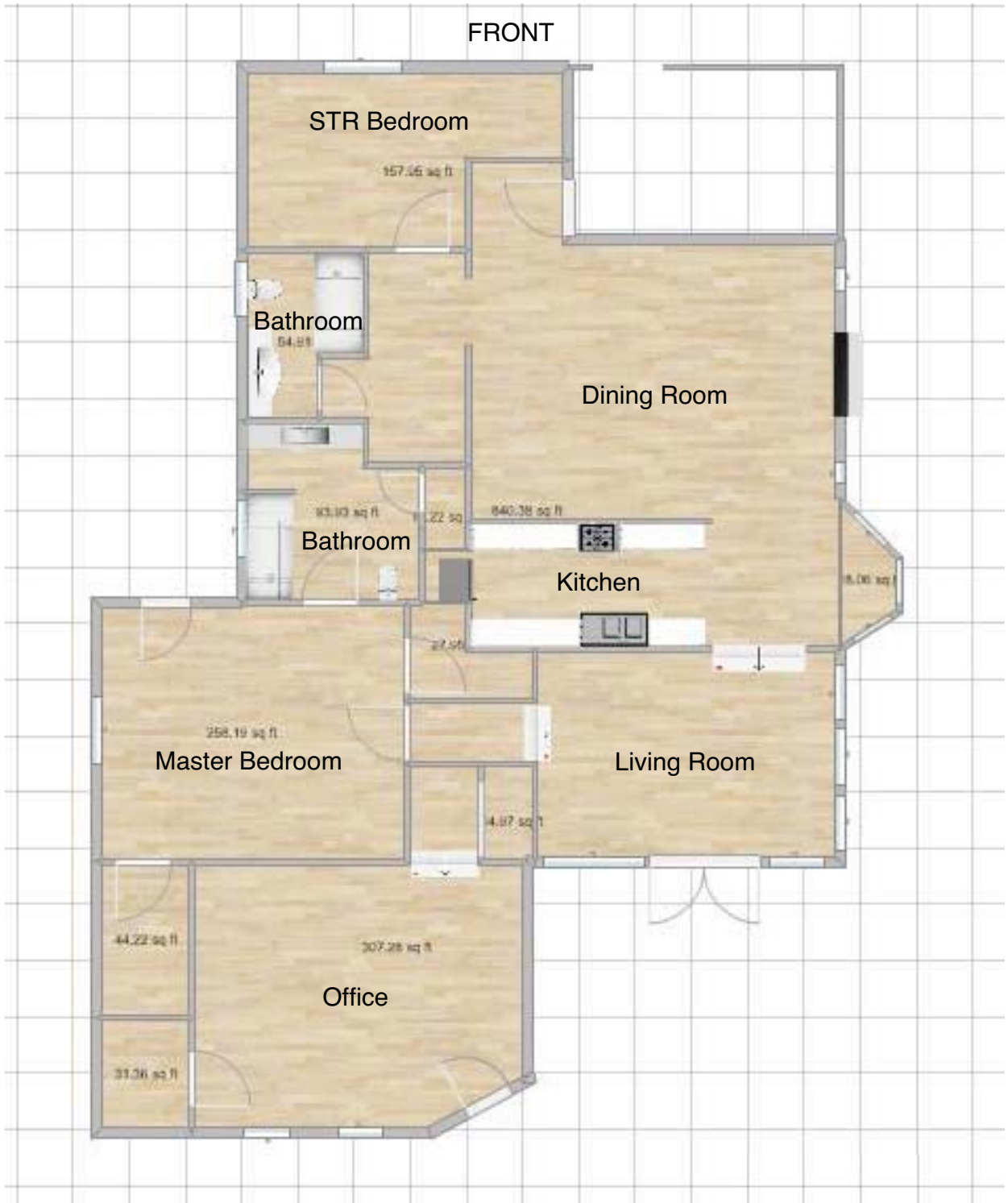
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Form 167



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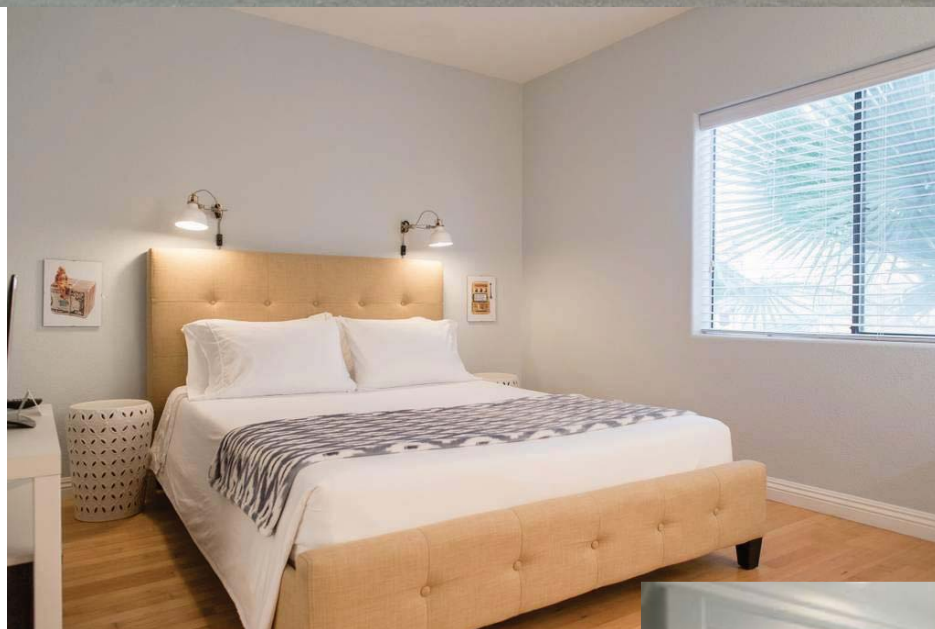
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822 Park Paseo
Las Vegas NV 89104



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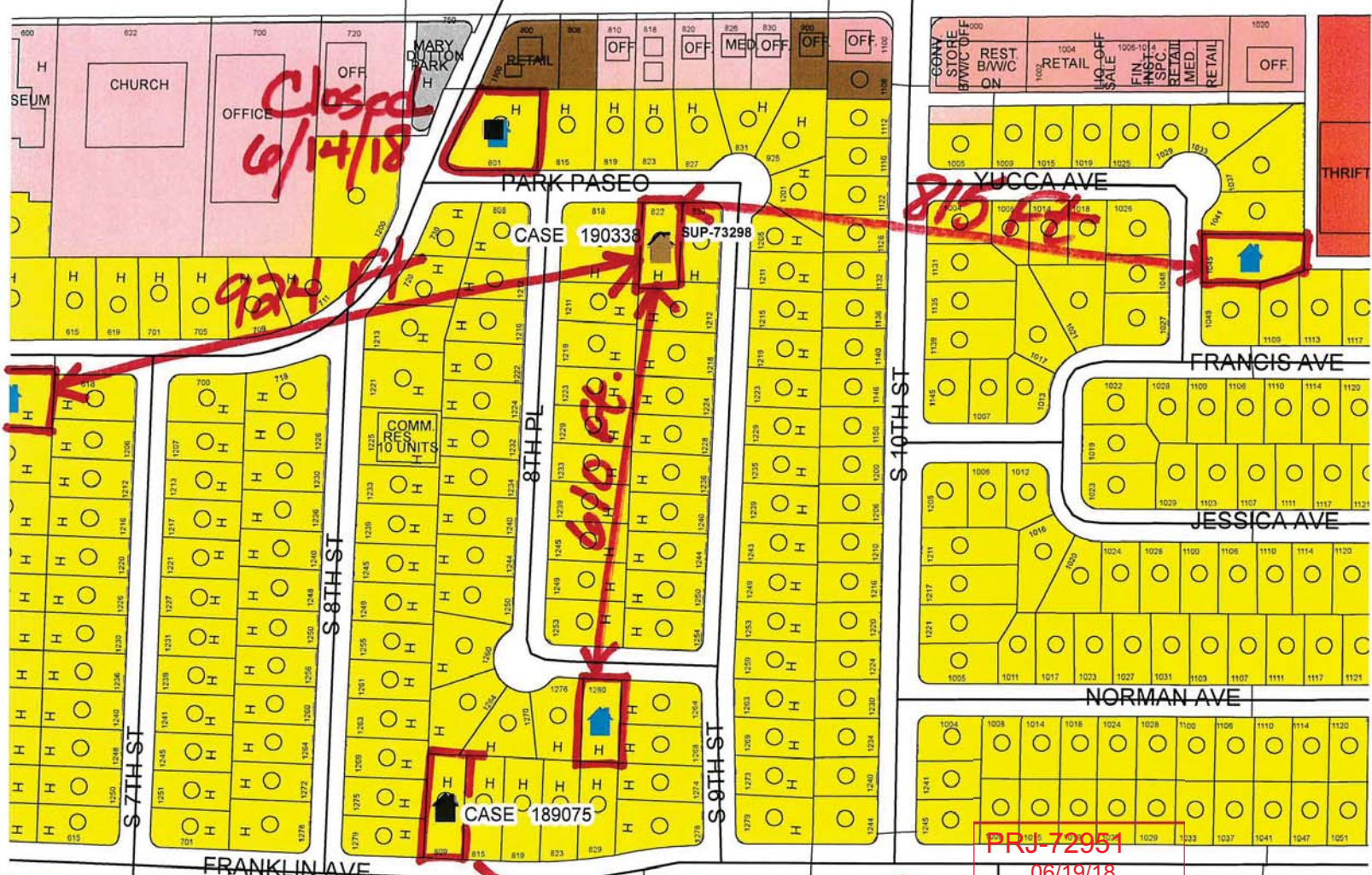
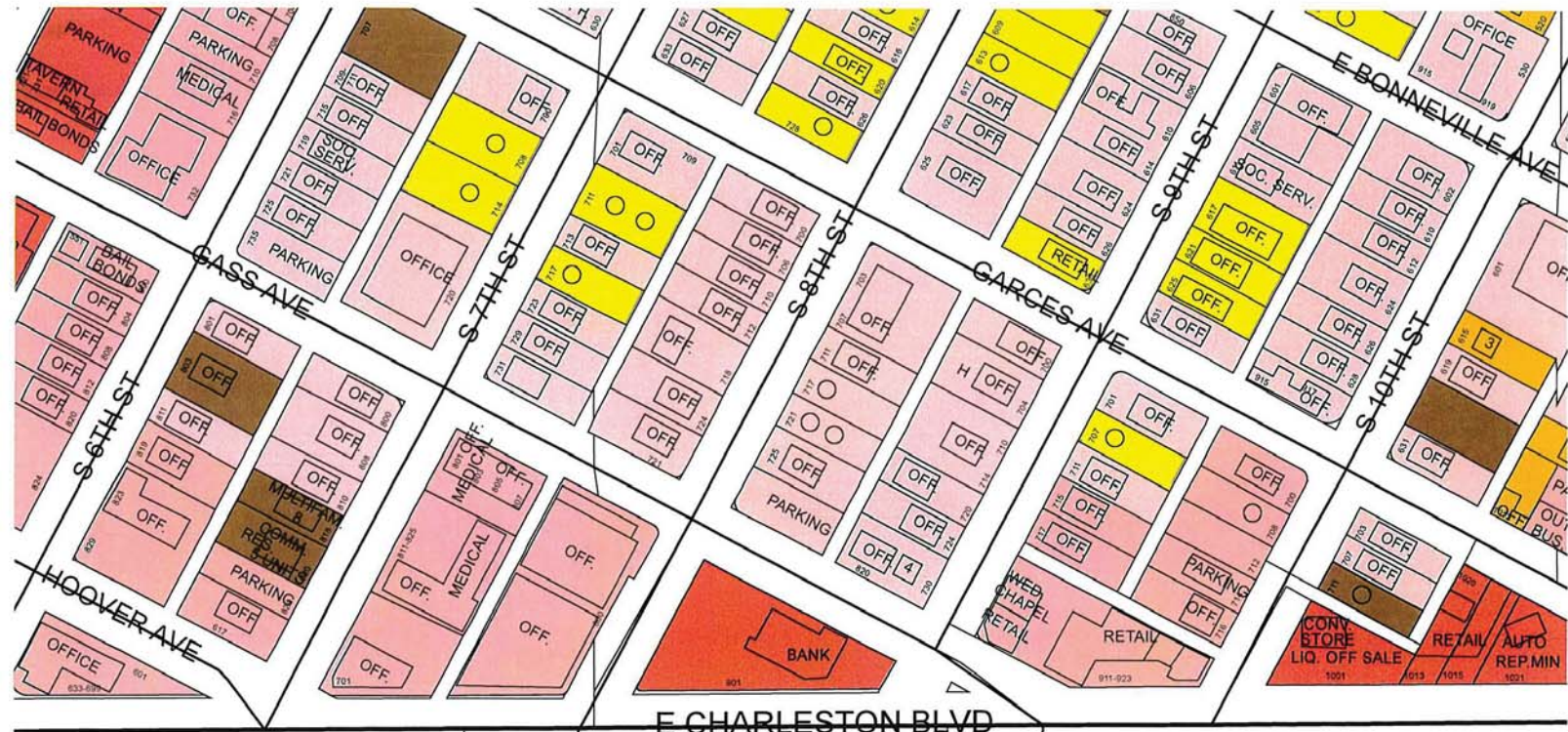


In our owner occupied listing guest have access to only a single room and bathroom within the house with parking along the side of the house.



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Not Licensed
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These are the house rules which every guest must read and consent to before booking with us:

No smoking

Not suitable for pets

No parties or events

Not safe or suitable for children (0-12 years)

Check-in is anytime after 3PM

Check out by 10AM

Self check-in with keypad

-
- We kindly ask that you use only your private bedroom and bathroom areas during your visit.
 - The laundry machines cannot be used by guests. Thank you for understanding.
 - No parties or additional guests in our home. We understand this is Las Vegas but we work from home.
 - No concealed weapons or firearms are allowed inside our home at any time.
 - Smoking is allowed outside only. And, please, clean up your butts.
 - We expect our guests to treat our home as their own and respect the time and hard work it took to prepare the space. Clean up after yourself and if anything gets damaged or breaks, just let us know!

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