

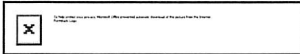
Nora Lares

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City of Las Vegas



Formstack Submission For: PlanningApplicationComments2018

Submitted at 12/07/18 2:38 PM

Meeting Date: Tuesday, December 11, 2018

Project Number: PRJ-74071

Position: I OPPOSE the project and all related applications.

Name: Barbara Irene Johnston, Esq.

Residential or Business Address: 8309 Shad Bush Avenue
Las Vegas, NV 89149

Phone: (702) 684-6163

Email: Barbara.johnston@rocketmail.com

Comments: Our CC & R specifically disallow short term rentals. Canyon Creek West is governed CC & Rs, File No: 951024.00155, where at Article 4, Use Restrictions, Section 4.1 provides that the homes here as "single family residences to be used as private dwellings and for no other purpose..".
At Section 4.2, Business and Commercial Activity: No businesses, commercial, manufacturing, mercantile, storage, vending or industrial operations of any kind shall be conducted in or upon any Lot...
Section 4.10 states: No Owner shall be permitted to rent or lease his Lot for transient or hotel purposes, or for a period of less than thirty (30) days. All rental and lease agreements shall be in writing and shall provide that the terms of such

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shall be subject in all respects to the provisions of this Declaration, and that any failure by the tenant or lessee to comply with the terms hereof shall constitute a default under such agreement.

Section 4.19 expressly prohibits Air B & B by the language: "No owner shall physically or legally subdivide a Lot or Residence in any manner, including any division there of into timeshare estate or timeshare uses, or ...to combine any two Lots into a single Lot. Nothing herein shall be construed to limit the rights of an owner to rent or lease his/her entire Residence, except as is otherwise provided herein--as provided in 4.10--implicating the less than 30 day restriction.

For the foregoing reasons, I submit to this honorable process that an Air B & B is specifically excluded by the language in our Covenants Conditions and Restrictions, duly filed and Recorded in Clark County, Las Vegas, NV.

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