

**Justification Letter For A Special Use Permit For A Short-Term Vacation Rental  
At:  
3408 Casa Grande Ave Las Vegas, NV 89102**

To Whom It May Concern,

We are seeking approval for a Special Use Permit for our short-term vacation rental. This property is currently licensed as a short-term rental, and has been since October 2016. We have, and will continue to comply with all rules and regulations of short-term rentals that are currently in place, and those that will eventually take place in the future. We employ a licensed property manager. We have paid \$17,146.86 in occupancy tax since obtaining our license and starting our short-term rentals.

Our home has 4 bedrooms, and 2 bathrooms. We allow a maximum occupancy of 8 adults at any time, as in compliance with regulations governing short-term rentals. We highly agree with this occupancy limitation, as this property is not a “party home.” We do not allow any “gatherings, parties, events, family reunions, weddings, etc.” at our home. Guests are clearly informed of this before any reservation is made, after the reservation is made, and in writing in the house as well. We monitor the property multiple times per stay by driving by, and also have surveillance cameras on the exterior that we monitor as well. We have put a significant amount of money into furnishing, maintaining, and improving this property. The success of our rentals, allows us to do so. We would not want to put our license, our home, or any persons in jeopardy by allowing any type of negligent/disruptive behavior. We have very many repeat guests that are very happy with their stay, and we always look to create a fantastic experience for each visitor to our home.

The neighborhood was built in 1972. We are backed up to a busy part of Oakey Blvd near the intersection of Oakey and Arville. Landscapers maintain the outdoor areas of our home twice or more per week; trash is always taken out on trash day or hauled to a disposal site; and our property manager is also on-site multiple times per week. Our goal is to maintain a clean, safe, beautiful property both inside and out.

Our neighbors are aware of our status of being an STR, and we have never had a complaint from any of them. We are committed to maintaining a great relationship with our neighbors and constantly check in with them to make sure that there are no issues. Our neighbors are able to reach our property manager and myself 24 hours a day. We are also providing signed letters from our neighbors that state that they are aware of our STR status, and that the rental occupants have been respectful of the neighbors and the neighborhood.

Legally licensed Las Vegas short-term rentals are a great option for families and friends that want to visit our great city in a more family-oriented setting. It allows an affordable lodging option to visitors, generates taxes and income, and allows homeowners to have a well-maintained home with pride of ownership. We hope that you will favorably consider and approve our application for a Special Use Permit for our Short-Term Rental.

PRJ-73127  
10/22/18

**SUP-74820**