

JOHN M SCHULZETENBERG

2917 Turtlehead Peak Drive

Las Vegas, NV 89135

612-803-7704

jmsshrk@sprintmail.com

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To Whom it May Concern:

I am seeking approval for a Special Use Permit for my “short-term” vacation rental, located at 1101 South 6th Street, Las Vegas, NV 89104. This property is currently licensed as a “short-term” vacation rental and has been since July, 2017. I have complied and continue to comply with all rules and regulations for short-term rentals currently in place, and those that will (evidently?) take place in the future. I employ a licensed property manager, who manages all rental activity and provides all repairs necessary to maintain the property I own. I have paid a total of \$19,656 in occupancy taxes since obtaining my license and beginning short-term rentals.

The home has four bedrooms and four bathrooms. The maximum occupancy is eight adults at any one time, in compliance with regulations governing short-term rentals in Las Vegas. We strictly enforce this occupancy limitation. This property is not a party home, and large gatherings, parties, weddings, and events are not allowed. Guests are clearly informed of these requirements before and when the reservation is made, and when they check in. Signage in the house also indicates the occupancy limit. The property is monitored several times during each stay by driving by the property and through monitored exterior surveillance cameras. I would not want to put my home and any guests in jeopardy by allowing any type of negligent or disruptive behavior.

I have invested a significant amount of money in significant upgrades to the house and landscaping in getting it ready to be a short-term rental; including spending more than was necessary to maintain the “historically correct” look in what has been designated as a “historic area.” The success of the property as a short-term rental has allowed me to fund all the improvements and the furnishings in the property. I have had many of the neighbors’ comment on how attractive the property is compared to its run-down condition before I

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purchased and upgraded it! The neighborhood was developed, and my home was built in the early 1960's. When I purchased the home, there had been no noticeable upkeep and/or renovations for many years. The entire home was in a significant state of disrepair. My goal is to maintain a clean, safe and beautiful property both inside and out.

Our neighbors are aware of our status of being a short-term rental, and we have never had a complaint from any of them. We are committed to maintaining a great relationship with our neighbors. Our neighbors can reach our property manager and me 24 hours a day.

Legally licensed short-term rentals in Las Vegas are an excellent option for families and friends who want to visit and have a family-oriented place to stay. The licensed short-term rentals allow an affordable option to visitors and generate taxes and income for the city of Las Vegas. In my situation, I have provided a high-quality house in a neighborhood that has suffered from some deterioration in the past few years. I hope you will favorably consider and approve our application for a Special Use Permit for my short-term rental.

Thank you for your consideration.



John Schulzetenberg

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