

Justification Letter for a Special Use Permit
For A
Short Term Vacation Rental
At
2017 Casa Vista Dr, Las Vegas, NV 89146

To Whom It May Concern:

We have been operating as a licensed Short Term Vacation Rental at this location since June 22, 2017. We are, and have been, properly licensed since day one. We employ a licensed property manager. Our occupancy taxes have paid regularly and promptly. Our home is a four bedroom home with a maximum occupancy of eight adults.

We purchased this property in May of 2016 with the intension of renovating it and using it as an STR. This particular home had been let go severely and was an eyesore to the neighborhood. According to the neighbor, there had been constant issues with the tenants having law enforcement stopping by to deal with the tenants, and their guests.

We intended on producing an income from this home, so we were able to invest accordingly to make this home one of the nicest homes in the neighborhood. With the income that we currently make, we are able to keep the home in outstanding condition as well.

This home is located on a half-acre lot. It sits as a corner lot on Casa Vista Drive (near Oakey & Rainbow intersections.) We have established relationships with our neighbors. The neighbor directly next door to the home has full communication with us via text/phone. Our neighbors are aware the home is used as a short-term vacation rental and have had no issues with the occupants and our commitment to maintaining the neighborhood and ensuring that there are no issues. They all know how to reach our property manager 24 hours a day should the need arise. We have never had a complaint from any of our neighbors. In addition, we have obtained signed letters from neighbors stating they are aware that this is a STR and that the rental occupants have been polite and respectful of the neighborhood, and that the property is kept in excellent condition.

Short Term Vacation Rentals are a great option for families and friends that want to visit Las Vegas, but do not want to stay in a hotel. Most people that live in Las Vegas, also like to rent STRs when they visit other cities. Short-term-rentals allow families to enjoy the city from all areas, including ones that may be near family living here in Las Vegas. Properly managed and licensed, STR's are a great asset for our city. We are proud to properly manage ours within full accordance of the law.

SUP-74869

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10/23/18

We are dedicated to maintaining our relationships with our neighbors and maintaining the integrity and condition of our rental property. We hope that you will favorably consider and approve our application for a Special Use Permit for our Short-Term Rental.

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