

CHAD VELLINGA, P.E.

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April 10, 2006

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City of Las Vegas
Current Planning
731 S. Fourth Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER
VARIANCE ON-SITE PARKING
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Variance for the required onsite parking for the mixed use develop of medical offices and residential condominiums.

This Development will provide a total of 85 on-site parking spaces where 99 spaces would typical be required if the respective uses were not mixed.

The medical offices require a total of 75 parking spaces and the residential condominiums require 24 parking spaces. The parking demand for the medical office space will occur between the hours of 8:00 a.m. and 5:00 p.m. The demand for the residential condominiums will occur between the hours of 5:15 p.m. to 7:15 a.m. and on weekends. The demand for each use occurs at different times of the day. The parking provided will provide adequate service for each type of use.

In addition this development is providing 6 motorcycle spaces where none are required, and providing 12 additional bicycle spaces. Thus the site will have a total of 108 mixed parking spaces.

If you have any questions please do not hesitate to call.

Sincerely,


Chad Vellinga, P.E.

SDR-12922
10/19/06 PC