

September 28, 2006

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

**Justification Letter
Parking Variance**

Re: 138-23-110-031

Fr: Michael Lawson
dba Bark Avenue

We are requesting a parking variance for the property located at 6565 Smoke Ranch Road. This is in conjunction with submittal for a special use permit to change the occupancy from child daycare to pet boarding/daycare. Both of these issues are contingencies for the subsequent purchase of the property. According to current city code, 27 parking spaces are required but only 13 parking spaces exist.

We believe the variance should be granted based on the following reasons:

1. Currently, as a child daycare facility it is approved for up to 148 children plus the staff. Though similar in traffic drop-off and pick-up patterns significant differences exist for the proposed use.
 - a. It would be rare to reach 75 dogs in attendance on any given day and we would agree to a limit of 90 maximum, lessening the drop-offs and pick-ups by approximately 40% to 50% comparatively.
 - b. Research has shown that 10% to 20% of the drop-offs and pick-ups on any given day will be of groups of 2 to 3 or more dogs from a single vehicle.
 - c. The drop-off hours will be from 6:30 am to 11:30 am, there are no scheduled beginning times for classes to cause a bottleneck.
 - d. The pick-up hours are between 2:00 pm and 7:00 pm. 10% to 20% will be for overnight stays not requiring a daily drop-off or pick-up.
2. If need arises for additional parking in the area it will be rare and of a very temporary nature.
3. Extensive use of video surveillance will allow a staff size not to exceed 6 people on any one shift
4. Utilizing the Internet to manage reservations and prepay fees allows the typical repeat customer to spend very little time in the drop-off, pick-up routine.

Your time and support will be very much appreciated.

Sincerely,



Michael Lawson

**VAR-17299
11/16/06 PC**