

La Feria Investment Properties, LLC

La Feria Plaza and Storage
3851 Pennwood Ave., Suite B-26
Las Vegas, Nevada 89102

12/4/2006

To: City of Las Vegas
Planning Commission
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Re: Justification for Parking Variance for 3851 Pennwood Drive

To Whom It May Concern,

La Feria Investment Properties, llc, with Bayron Rosales as their representative, come before this Honorable Planning Commission requesting a parking variance for the property located at 3851 Pennwood Drive. This property is located just west of Valley View Ave. on Pennwood i in one of the cities most highly dense neighborhoods.

The property owned by La Feria Investment Properties, LLC is directly across from two Apartment Complexes, is bordered to the West by residential condominiums/ apartments and to the south and east by commercial entities, a strip mall complex and a Seven-Eleven respectively. The neighborhood is pedestrian and mostly Hispanic.

The businesses which have come to be Tenants at 3851 Pennwood are owned by and cater to the Hispanic Community which has come to call this neighborhood home. They are family owned and operated providing a variety of services necessary for this family orientated neighborhood. Services offered to the community include a DMV services business, a Tax and Accounting Service, a furniture store, a 99 Cent Store as well as a clothing store, a boutique and a deli/bakery. These are the primary businesses which provide this community with the services it.

Parking Analysis according to the Las Vegas zoning Code would require that this property have 85 parking Spaces, however based upon the fact that no less than 80% of the traffic to this property is pedestrian in nature to have this number of parking spaces would place an undue burden upon the property owners as it would require the demolition of one of the warehouse/storage buildings which provide the storage facilities this neighborhood needs because of the high density of apartments located in the neighborhood. These storage spaces provide the bulk of the income for the owners, allow for the

VAR-18625
02/22/07 PC

La Feria Investment Properties, LLC

La Feria Plaza and Storage
3851 Pennwood Ave., Suite B-26
Las Vegas, Nevada 89102

affordable rents offered to the tenants, small business owners whom in turn can provide for their families and pay the taxes required of all business owners in the City.

The Parking plan provided by La Feria Investment Properties, LLC has a total of sixty-nine (69) spaces. Fifty-Five(55) are for regular cars, ten (10) for compact cars with four (4) handicapped spaces provided for compliance to Chapter 19 of the Las Vegas Zoning Code.

The owners of this property respectfully pray that based upon the 80% to 20% minimum pedestrian traffic ratio, the high density of population, the necessity for family owned businesses in this neighborhood and for the services provided for the Citizens of Las Vegas which are the patrons of the tenants at 3851 Pennwood ,as well as for the revenue created here with each business owner paying the taxes required by the City that this property that this honorable Board of Commissioners GRANT La Feria Investment Properties, llc the requested parking variance according to the Site Plan submitted.

Respectfully Submitted for La Feria Investment Properties, llc by:

Bayron Rosales
(PRINT NAME)

Bayron Rosales
SIGNATURE

VAR-18625
02/22/07 PC