



June 27, 2007

Robert Summerfield, AICP  
Planner II  
City of Las Vegas  
Planning and Development  
731 S. 4<sup>th</sup> St.  
Las Vegas, NV 89101

RE: REVISED JUSTIFICATION LETTER FOR BODY FLYING SITE DEVELOPMENT  
PLAN REVIEW AND VARIANCE

Dear Robert,

On behalf of our client, Body Flying please accept these applications for Site Development Plan Review and a Variance. Our client proposes to develop a commercial recreation/amusement (indoor) facility in the C-1 district on the site located at 700 E. Sahara Ave. The site development plan review is an indoor wind tunnel with support services including an instruction room and gift shop. The variance is for on-site parking.

The building is a total of 11,001 square feet, the public area is 8,243 square feet and the technical area is 2,758 square feet. The square footage of the building has been revised since the original submittal because the stairs have been relocated outdoors and the outdoor patio area is no longer counted in the overall square footage of the building. The first floor of the proposed facility will consist of the entrance and elevator to the second floor. The second floor will consist of the reception area, observation area, gift shop, instruction rooms, restrooms and office. The third floor will consist of a lounge area, changing rooms, outdoor patio and team room. The fourth and fifth floors consist of the roof portion of the wind tunnel and the mechanical equipment. The maximum height of the wind tunnel is 98.80 feet.

The Site Development Plan Review includes a waiver of required perimeter landscape buffers; the C-1 district requires a 15 foot wide landscape buffer adjacent to Sahara Ave. and an 8 foot wide landscape buffer adjacent to the interior lot lines. The revised site plan provides 22 feet 4 inch landscape buffer adjacent to Sahara Ave. This buffer includes 13 feet 6 inches within the public right of way and 8 feet 8 inches on the site for a total width of 22 feet 4 inches including a 6 foot wide sidewalk. The landscaping adjacent to the building varying in width from 3 feet to 10 feet.

The Variance is from Section 19.08 010F. On-Site Parking Requirements. Based upon Section 19.08 the site requires 42 parking spaces, (the revised required parking spaces is based upon the public area) the site plan provides 28 parking spaces which is 14 parking spaces less than required.

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PerlmanDesignGroup.com  
PA Las Vegas, LLC A Perlman Design Group Company

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**REVISED**  
**07/26/07 PC**



Based upon the type of business proposed we feel that the proposed 28 parking spaces is more than adequate to handle the customers and staff that will be utilizing the site. Title 19 Section 19.04 Table 2 specifies the required parking for each use, commercial recreation/amusement (indoor) does not have a specific parking requirement for a wind tunnel therefore it has been determined by staff that it requires parking based upon "other uses". We feel based upon the use that the wind tunnel parking demand is closer to the parking demand generated by an indoor court game which requires 3 parking spaces per court.

The wind tunnel will be utilized by no more than 46 persons at a time including six staff persons and approximately 40 guests, taking into consideration the overlap time between the departing and entering groups of 20 persons each. The guests make reservations and are typically in small groups of 3 to 5 persons. The guests must receive instruction and special clothing prior to flying which limits the number of people who can utilize the facility at the same time. Based upon the proposed use and the type and number of guests that will utilize the facility at once we feel that the proposed 28 parking spaces are adequate to handle the parking needs of the business.

We are excited about this project and look forward to working with staff through the development of this site.

Sincerely,  
Perlman Design Group

A handwritten signature in black ink that reads "Sue Gray". The signature is fluid and cursive.

Sue Gray AICP  
Senior Planner

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