

KUMMER**KAEMPFER**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kkbrf.com
702.693.4215**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

October 8, 2007

VIA HAND DELIVERYCity of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101**Re: REVISED - Justification Letter – Green Street Properties.
Request for Parking Variance
Location: Northwest Corner of Durango & Centennial (APN: 125-20-402-008)**

To Whom It May Concern:

Please be advised that our office represents Green Street Properties (the “Applicant”). This letter serves as justification for the Applicant’s request for a parking variance for an approved retail center generally located on the northwest corner of Durango & Centennial, more particularly known as APN: 125-20-402-008 (the “Site”).

The Site, approximately 1.97 acres, consists of three buildings. Currently buildings A and B are comprised of retail services and two (2) food uses. Under the City’s parking requirements, the uses in buildings A and B are required to provide seventy (70) total parking spaces. The proposed use in Building C is for a salon and spa, which is currently scheduled for consideration by the Las Vegas Planning Commission on August 23, 2007 (SUP 23086). City parking requirements for the proposed use in building C require an additional eighty-three (83) parking spaces.

As a result, pursuant to City code, the retail center is required to provide a total of 153 parking spaces. The Applicant is proposing to provide 102 parking spaces, of which 26 are compact spaces.

The Applicant believes the parking variance is appropriate for several reasons. First, the combination of uses in the center (more particularly described in the parking matrix) lend itself to a more staggered use of the existing parking spaces. For example, the Domino’s Pizza tenant is primarily a take out and delivery service. Therefore, beyond employee parking the only other parking spaces utilized for this use are for take out customers, who will be utilizing this space for only a few minutes.

Second, the City code presumes, for example, every minute throughout the day that all uses within the retail center will be at capacity. In particular, the salon and spa is required to



403778_1.DOC

**VAR-24502
REVISED
10/25/07 PC****RECEIVED
OCT 10 2007**

14860.1

provide eighty-three (83) parking spaces based on the number beautician and nail stations and massage tables and the possibility that each beautician station is occupied and that a customer is waiting for each station. In other words, the code provides for an over abundance of parking.


Finally, the shape of the Site provides a hardship, not self imposed. A portion of the 2-15 Beltway off ramp is adjacent to the Site making for an odd shaped non-rectangular parcel.

The Applicant respectfully requests approval for a parking variance at the Site.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

Cc: Stacy Rush

RECEIVED

OCT 10 2007

**VAR-24502
REVISED
10/25/07 PC**