LOCHSA ENGINEERING

JESS S. HALDEMAN, S.E.
MARK L. HEDGE, P.E.
KENNETH W. (BILL) KARREN, JR., S.E.
DAVID S. PETERSON, S.E.
TED T. EGERTON, P.E.
KENDARD F. MIZE, P.E.
JOHN R. ZIELINSKI, S.E.

October 8, 2007

Mr. Scott Silver
2301 East Sahara, LLC
1180 S. Beverly Drive, Suite 610
Los Angeles, CA 90035

Subject: 2301 E. Sahara Retail Center Parking Analysis
Lochsa Engineering Project No. 071148

Dear Mr. Silver:

As requested, Lochsa Engineering has prepared a parking analysis for a proposed shopping center at 2301 E. Sahara Avenue within Las Vegas, Nevada. The proposed project is anticipated to consist of a 1,700 square foot coffee shop, a 2,400 square foot deli, and 2,070 square feet of general retail.

Per the enclosed parking matrix, the site is required by the City of Las Vegas Zoning Code (Section 19.10.010), to have 63 spaces. The proposed variance for parking is 41 parking stalls to be provided.

In order to determine if the reduced parking is justified, an existing coffee shop and deli were observed. The observed coffee shop was an existing Java Detour at 2840 E. Tropicana Avenue. The observed deli was an existing Heidi's Brooklyn Deli at 6883 S. Eastern Avenue. These sites were observed midweek on October 2, 2007 and October 3, 2007 between the hours of 7:00AM to 7:00PM. Refer to the attached parking counts for the observed number of vehicles. The maximum observed combined peak hour parking demand was 15 vehicles for the deli and 8 vehicles for the coffee shop. The parking demand is assumed to be related to the building square footage. To determine the parking demand for the proposed deli and coffee shop, a ratio of the proposed building square footages to the observed building square footage was calculated. The observed coffee shop building size was 1,345 square feet and the observed deli building size was 2,213 square feet. Based upon this information, the following ratios were calculated:

Coffee Shop
1,700 square feet/1,345 square feet = 1.2639

Deli
2,400 square feet/2,213 square feet = 1.0845

Based upon these calculations the proposed coffee shop is anticipated to require 11 parking spaces (8 x 1.2639 = 10.11 or 11 spaces). The proposed deli is anticipated to require 17 parking spaces (15 x 1.0845 = 16.26 or 17 spaces).

To determine the anticipated parking demand for the retail component, the parking rates per the ITE Publication Entitled *Parking Generation – 3rd Edition* was calculated. The peak anticipated weekly parking demand is 3.02 vehicles per 1,000 square feet. This equates to 9 parking spaces required for the retail suites (3.02 x 2.07 = 6.25 or 7 spaces).

Based upon these calculations and the observations, a total of 35 parking spaces (11 + 17 + 7 = 35 spaces) is anticipated in order to accommodate each use peak parking demand at one time. Based upon this analysis, the reduction in parking is justified.

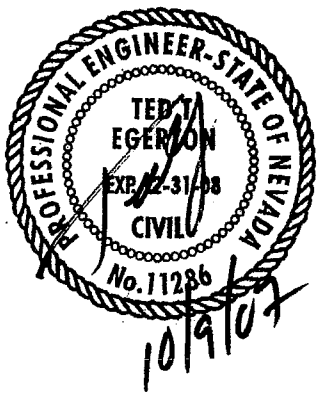
If you have any questions or comments, please feel free to contact our office at your convenience.

Sincerely,
LOCHSA ENGINEERING

Demetrius Karanikolas, P.E., P.T.O.E.

Attachments

DKK/rc



REQUIRED ZONING: C1

EXISTING ZONING: C1

AREA/PARKING SUMMARY

USE:	AREA	PUBLIC SEATING	REMAIN GFA	PARKING REQUIRED
TENANT 'A' - DRIVE THRU:	1,700 S.F.		1,700 S.F./100= 17 SPACES	17 SPACES
TENANT 'B' - RETAIL PAD:	2,070 S.F.		2,070 S.F./175= 12 SPACES	12 SPACES
TENANT 'C' - REST. PAD:	2,400 S.F.	1,411 S.F./50= 29 SPACES	989 S.F./200 = 5 SPACES	34 SPACES
TOTALS:	6,170 S.F.			63 SPACES

PARKING REQUIRED: 63 SPACES

PARKING PROVIDED: 41 SPACES

PARKING COUNT
JAVA DETOUR/TROPICANA
October 2, 2007
2840 E. TROPICANA AVENUE

7:00 AM	2
8:00 AM	3
9:00 AM	3
10:00 AM	1
11:00 AM	2
12:00 PM	4
1:00 PM	2
2:00 PM	3
3:00 PM	8
4:00 PM	6
5:00 PM	6
6:00 PM	5
7:00 PM	6

PARKING COUNT
HIEDI'S BROOKLYN DELI / EASTERN
October 3, 2007
6883 S. EASTERN AVENUE

7:00 AM	0
8:00 AM	1
9:00 AM	2
10:00 AM	3
11:00 AM	2
12:00 PM	15
1:00 PM	13
2:00 PM	2
3:00 PM	1
4:00 PM	1
5:00 PM	0
6:00 PM	0
7:00 PM	0