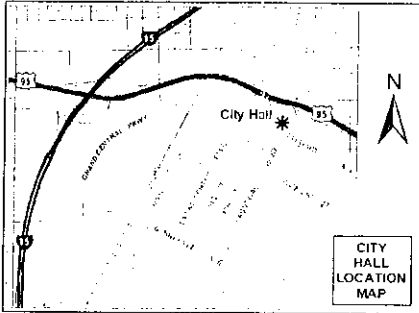


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7263.



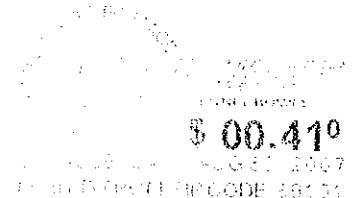
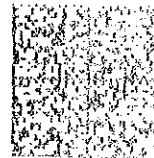
I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-23547 AND SDR-23545



9-1-7
There is a 35' 90' reduction
in parking spaces; with the
possibility of illegal
street parking or neighbor
encroachment, by Sonja

16202811189
SARLES & MICEV
%P SARLES
3691 W ARBY AVE
LAS VEGAS NV 89118-5203

Case: VAR-23547

891185203





LOCHSA ENGINEERING

October 8, 2007

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

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.

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
 $1,700 \text{ square feet} / 1,345 \text{ square feet} = 1.2639$

Deli
 $2,400 \text{ square feet} / 2,213 \text{ square feet} = 1.0845$

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

Submitted at Planning Commission

Date 11/29/07 Item 29-30

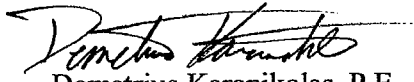
CIVIL AND STRUCTURAL ENGINEERING

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 ($3.02 \times 2.07 = 6.25$ 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.

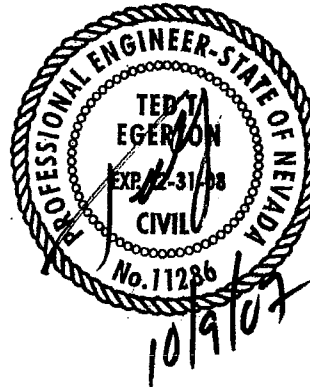
Sincerely,
LOCHSA ENGINEERING



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

Attachments

DKK/rc



REQUIRED ZONING: CI

EXISTING ZONING: CI

AREA/PARKING SUMMARY

USE:	AREA	PUBLIC SEATING	REMAIN GFA	PARKING REQUIRED
TENANT 'A' - DRIVE THRU:	1,100 SF.		1,100 SF./100 = 11 SPACES	11 SPACES
TENANT 'B' - RETAIL PAD:	2,070 SF.		2,070 SF./175 = 12 SPACES	12 SPACES
TENANT 'C' - REST. PAD:	2,400 SF.	1411 SF./50 = 29 SPACES	989 SF./200 = 5 SPACES	34 SPACES
TOTALS:	6,170 SF.			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
