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architecture • interior design

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10.23.07
planning & development
development services center
city of las vegas

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re: variance
kenny law office
las vegas, nv
apn: 139-34-710-054, 055, 056 and 139-34-810-052

this submittal is to request a variance to allow 47 parking spaces where 56 are required. 14 of the 47 spaces are located on a non-contiguous parcel (the fourth parcel referenced above). A parking agreement is being drawn up to solidify the relationship of those spaces to the proposed office building.

the proposed project possesses a unique component that contributes to the parking requirement of 57 spaces, the fourth level is entirely comprised of employee services. these "services" include a workout room with locker rooms, a dining room, a movie theater, day care and half of a basketball court. these services are for the employees only, they are not available for public use. since the services are for employees only, they will not generate additional traffic to and from the building, thereby removing the need for parking spaces dedicated for the patrons of these services.

the proposed use complies with applicable provisions of the development code and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

VAR-25344
12/20/07 PC