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May 13, 2009

City of Las Vegas
Planning and Development
400 E Stewart Avenue
Las Vegas, NV 89101

RE: Parking Requirements for Las Vegas Rescue Mission (VAR 32468)

This letter provides justification to support parking variance for the Las Vegas Rescue Mission to reduce the parking requirements for the facilities. The site is located on the northwest corner of Bonanza Road and D Street. A new dining hall has been constructed and the existing dining hall is being converted into shelter space providing an additional 65 beds at the facility. As part of this reconfiguration, 4 parking spaces will be eliminated, reducing the total available parking spaces to 51. The current facility provides 157 beds and 55 parking spaces.

Observations of the parking usage of the current facilities and configuration were made and correlated to the number of beds currently available. This observed parking demand was then extrapolated for the additional beds to estimate the increased parking demand. The following table summarizes this information.

Observation	Parking utilization	Parking demand per bed (157 beds)	Estimated parking usage for 222 beds
5/12/09; 5:40 pm	18	0.11	25
5/12/09; 8:00 pm	16	0.10	23
5/12/09; 10:00 pm	14	0.09	20
5/13/09; 6:00 am	12	0.08	17
5/13/09; 8:00 am	18	0.11	25
5/13/09; 10:00 am	24	0.15	34
5/13/09; 12:00 pm	29	0.18	41
5/13/09; 2:00 pm	25	0.16	35

As shown above, at the peak parking demand, 29 of the available 55 parking spaces are utilized (29%). During all of the other observations, less than half of the available parking spaces were utilized. Under the expanded configuration of 222 beds, 41 of the planned 51 (80%) parking spaces are expected to be used during the peak time. Based on this evaluation, 51 parking spaces are expected to be sufficient for the parking demands of the Las Vegas Rescue Mission with 222 beds.

The parking demand for the site is from the staff, volunteers, delivery vehicles, and thrift store customers, not from the people utilizing the shelter. The people utilizing the shelter typically do not have vehicles and do not require parking.

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Therefore, the addition of 65 beds is not expected to increase the parking rate, demand or requirements for the facility. The planned 51 parking spaces are expected to be adequate for the expanded site.

If you have any questions regarding this information, please contact me at your convenience.

Sincerely,
VTN Nevada

A handwritten signature in black ink, appearing to read "Robert C. Hosea, III". The signature is stylized with a large initial "R" and a prominent "H".

Robert C. Hosea, III, P.E.