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City of Las Vegas Development Services Center
731 South Fourth Street
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Dear Sir or Madam:

Please accept this letter as a request for a parking variance for an in-door go-kart track with snack bar, an arcade, meeting rooms, and limited retail sales (t-shirts & similar souvenirs). The area is industrial/office/showroom and the surrounding businesses will be closed at night when the go-karts are at their busiest time. There are no residences in the area so there will no impact on any homes.

The retail sales will be sold from behind the counter where the tickets for the go-karts rides are sold. The arcade and snack bar are for the use of the customers as they wait for their turn on the track. The property is zoned C-PB and the surrounding parcels are zoned C-PB. The post office is located to the south, across Prairie Falcon.

We are requesting a reduction in parking to allow 178 spaces where 327 are required by code. There is a go-kart staging area, the track takes up a considerable amount of the warehouse space, and the size of the track limits the number of people who can drive a kart at one time. Typically, each customer purchases 2 rides, the ride lasts 10 minutes each, and there's a maximum of 12 karts on the track at any one time. In other locations, 30-35% of the visitors come as a group and are picked up as a group from their hotel. The operators intend on having 2 vans to provide shuttle service that will pick up and return customers to their hotel. There are approximately 10 employees. There be no more than 12 karts on the track at one time, similar to a Ferris wheel- you can't add more cars to the Ferris wheel ride-it's a finite number of people who can go on that ride. That is similar to this use. Last year the operators opened the same business at the Northwest corner of Arville and Nevso. Since that business has been open and in operation, there have been many events in conjunction

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with the go-kart track. The Chamber of Commerce just recently had an event there with all local attendees. There was no problem with the parking even though the go-kart track was in operation the same time the Chamber event occurred. The area is built with industrial buildings and offices which are closed on evenings and weekends. There is plenty of parking in the area and the operators can lease space in other parking lots if necessary. In addition, I am attaching a couple of parking studies for other locations indicating the need for parking is less than what is required by code in other jurisdictions. Thank you for your consideration in this matter.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Lucy Stewart', with a stylized flourish at the end.

Lucy Stewart

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