

December 15, 2009

City Of Las Vegas
Planning & Development
730 South 4th Street
Las Vegas, Nevada 89106

Re: **METRO PIZZA - APN: 125-21-313-003**
VARIANCE OF PARKING REQUIREMENTS

Dear Sirs:

This justification letter is to request a Variance to Title 19.10 regarding the number of parking spaces required.

The previously approved SDR—18926 provided for tenant and retail space in addition to the Metro Pizza space. The new floor plan includes a Lulu's Bread & Breakfast which operates from 6:00 am to 5:00 pm. The Metro Pizza hours are 11:00 am to 11:00 pm. The total business hours for both operations is 17 hours. There will be a 6 hour overlap for parking. This is equivalent to 2/3 of operating time which there will be no overlap for parking usage. The busiest parking use for Metro Pizza will be after Lulu's Bread & Breakfast is closed.

The AutoZone at 6770 Sky Pointe Drive is part of the same commercial subdivision and shared parking is permitted. The AutoZone has one extra parking space which has been included in the parking analysis.

We formally request approval of this Variance.

Sincerely,

GROVE, INC.



Terre Grove-Forbes
Vice President

TGF/

Encl.

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