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VAR-37296
02/25/10 PC

January 28, 2010

Romeo Gumarang, Planner I
 City of Las Vegas, Planning & Development
 739 South Fourth Street
 Las Vegas, NV. 89101

RE: 1990 Rainbow

Dear Mr Gumarang :

Please accept this letter as our request for a variance for parking on the above referenced site.

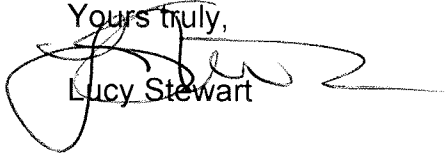
Check City believes this to be another service for their existing customers. Below is the parking calculation for the previous variance. With the new requirement of calculating the parking at one space per 175 square feet (3,060 SF 1:175 SF =18) an additional 5 spaces is required.

On 11/10/2023, 12 additional spaces is required.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, with Service Bar	1,485 SF	1:50 SF Public Area	30				
	1,515 SF	1:200 SF Non-Public	8				
Financial Institution, Specified	3,060 SF	1:250 SF	13				
Dry Cleaners	1,000 SF	1:250 SF	4				
Nail Salon	8 stations	2 per station	16				
Liquor Establishment (Tavern)	2,330 SF	1:50 SF Public Area	47				
	1,700 SF	1:200 SF Non-Public	9				
SubTotal			121	5	114	5	
TOTAL	12,100 sq. ft		126		119		N
Percent Deviation					6 %		N

This is an existing building and the size and shape of the property will not allow for additional parking spaces. Check City is already providing this service in Clark County and has found no increase in demand for their parking. Because this is a service for existing customers, additional parking will not be necessary. Thank you for your consideration.

Yours truly,



Lucy Stewart

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