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June 15, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Tel. (702) 229-6301

Subject parcel: Parking Variance Request for
APN: 139-25-101-002, 139-25-101-003, 139-25-101-004
(At the Corner of Eastern Ave and Owens Ave.)
0.89 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcels for the proposed McDonalds restaurant. We are proposing to demolish the existing McDonalds building to replace with a 5,153 sq.ft. McDonald's restaurant located on the same parcels as mentioned above. In addition to the Site Development Review application that is being submitted concurrently with this application, we are requesting a variance to the parking requirements set forth in Title 19.10.

In addition to the Site Development Review application being submitted concurrently with this request, we are requesting the approval of a variance to the parking requirements set forth in Title 19.10. Per the requirements set forth in Title 19.10, the number of required parking is forty-six parking spaces and since we are proposing forty parking spaces this development does not meet the required number of parking per Title 19.10. Please see parking calculations below:

Restaurant:	$1/100 \times 3,823 = 38.2$
Add. Seating:	$1/100 \times 480 = 4.8$
Playplace:	$1/100 \times 300 = 3.0$

Total: = 46.0 Required
Total: = 40.0 Provided

We have provided a minimal square footage within the Play Place for the above parking calculations to reflect a minimal amount of seating that will be within the Play Place area.

Since the majority of McDonald's business is drive-thru and not a dine in restaurant, we are suggesting that a reduction in the number of parking spaces required be approved to meet the number of parking spaces that we are proposing for this project.

VAR-38586

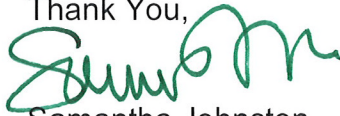
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If you have any further questions pertaining to this project, please give me a call.

Thank You,



Samantha Johnston
Project Coordinator

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