

# Letter of Justification for Parking Variance

To Whom it May Concern:

We are writing to gain approval for a parking variance at Smoke Ranch Plaza in Las Vegas Nevada. Beginning in this paragraph and on "we" and/or "our" includes the owners of Scooped N-Baked, LLC. Cadea Robinson and Justin Vadnais are the owners of Scooped N-Baked, LLC. Scooped N-Baked is located at 6663 Smoke Ranch Rd. Las Vegas, NV 89108. Scooped-N-Baked is soon to be an ice cream shop that does business at this location with city approval.

Within Smoke Ranch Plaza there are currently 7 tenants, including Scooped-N-Baked. We rent a unit with 1472 sq.ft of space, with only 332 sq.ft being customer area. The center has a total of 36 shared parking spaces, including 2 handicap spaces located by Scooped-N-Baked. We feel the center offers an adequate amount of parking for customers and employees of Scooped-N-Baked. There will be 2 employees at the shop during its hours of operation. Hours of operation for the shop are Sunday thru Thursday 10AM - 9PM, Friday thru Saturday 10AM - 10PM.

We have provided a parking analysis with this letter, indicating that 6 parking spots are needed for Scooped-N-Baked. Since the shopping center has 36 shared parking spots, we feel there will be ample parking to support the needs of Scooped-N-Baked. Our reasoning is based on the various factors described below:

- All 36 spaces at the shopping center are shared, not reserved for a particular tenant.
- Greater than half of the other tenants, including the dry cleaners, dog groomers and insurance company, use the parking area for small amounts of customers at a time.
- Many of the customers who visit the plaza stay no longer than 10-15 minutes.
- Scooped-N-Baked is a quick service food restaurant in which customers will likely stay in for a time span no longer than 20 minutes, with 10 minutes being an average.
- We will likely share customers with the surrounding tenants being that we are the only dessert facility located in the Center.
- Having been at the Plaza during all hours of the day, including peak times, we have observed there are at least 8 spaces open at any given time.
- In addition, the plaza is walkable and there is public transpiration available directly in front of Smoke Ranch Plaza.

In addition, in the chance that the shared parking at the center is full, there is also additional parking on the paved side street located next to the plaza. Based on these factors we feel that there is sufficient parking for Scoop-N-Baked at this Center, and would appreciate your approval of a parking variance. Included with this letter is the site pan and parking analysis. If further information is needing please call Justin Vadnais at (201) 918-7282.

Sincerely,



Cadea Robinson

PRJ-74663  
10/22/18

**VAR-74821**