

To:

City of Las Vegas
Department of Planning

Subject: Justification Letter to reduce minimum required parking spaces nt 8670 W Cheyenne Avenue

Hello,

We are proposing the development of a **Drive-Up ATM** structure at **8670 W Cheyenne Avenue**. The property is currently **zoned** as **C-I(Limited Commercial)**, with an approved Shopping Center consisting of 50,000 SF of gross floor area. Per the original approval, 200 parking spaces were required, and plans associated with case number 6331-SDR indicate that 228 spaces were provided, indicating a surplus of 28 spaces.

The Proposed ATM structure is characterized as a Financial Institution, General, and is permitted in a C-I Zone. The proposed structure would not encroach within the 15-foot landscape buffer fronting Cheyenne Avenue, and meets all required setback requirements. However, the construction of the structure would require the removal of 8 parking spaces, reducing the overall spaces to 220.

Per the City of Las Vegas Zoning Code **Chapter 19.10, Table 2**, 7 Handicapped: Parking spaces is required **for** the number of parking spaces that have been provided, **and** a total of 8 Handicapped Parking Spaces have been provided. The proposed project does **not** require any Handicapped Parking spaces to be removed.

In 2005, an amendment was made requiring the site to have 227 spaces. This effectively reduced the surplus to 1 space. Therefore, the proposed drive-up ATM structure would reduce the overall spaces below the minimum number required per the amendment.

We are requesting the city to reduce the parking requirement on the site to 220 spaces, which is only a reduction per the 2005 Amendment and not per the original approval. The proposed ATM structure complies with all **other zoning** and regulatory codes and ordinances.

23-0533
6/29/2023

This request if for a special use permit to allow for reduced car stacking on site.