

SSA ARCHITECTURE

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June 8, 2022

City of Las Vegas Planning Department
495 S. Main St Las Vegas, NV 89101

Re: Request for Arcade use approval in an existing building
1881 South Rainbow Blvd
Las Vegas, NV 89146
APN #: 163-03-703-003

Dear Sirs:

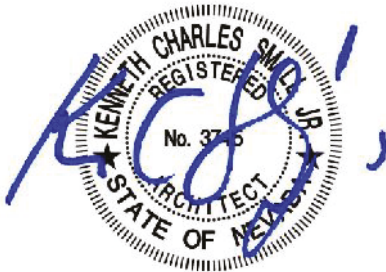
We are requesting use approval for the arcade use and waiver of parking requirements.

This property was previously occupied as a piano sales facility. Therefore they built fewer parking spaces in relation to total area. The property is completely built out and the existing parking does not meet the theoretical numbers for parking. We calculated the maximum occupancy as calculated by square foot of interior space to be 326. However, not all spaces in the building will be used concurrently. Also the primary age of the arcade users is expected to be younger than driving age. Therefore most users are expected to be dropped off by parents or to walk or bike from nearby neighborhoods. Please note that the video games photographed on the ground floor are comparatively large and therefore there is not a good correlation between the theory of an old fashioned video arcade with many small machines pushed close together vs. these larger machines fairly far apart. Also note that the two tournament rooms (one on the first floor and one on the second) will not run tournaments concurrently. Therefore we believe the existing parking to be sufficient.

We understand that the city is looking for green building (sustainable) projects. There is no more "Green" building project than the reuse of an existing building without remodeling. And that is what we are proposing hereon.

This letter, along with the variance application, is included in the submittal process for the project: 22Arcade. Other regulations in the City of Las Vegas Unified Development Ordinance are assumed to be met by the existing building.

Submitted on behalf of: Brandon Chez of Sweet World, LLC



Ken Small, AIA, CSI, CDT
SSA Architecture, Small Studio Associates, LLC
Architects license #3745

