

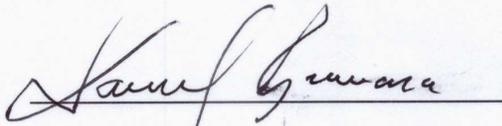
Justification Letter Address: 306 N. 9th St. Las Vegas Nv. 89101 Date 04/22/2024 9th street Apartments

This letter is specific to the request for removal of approved elevator parking structure to optional parking for above listed Address:

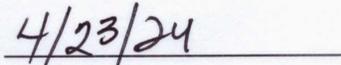
Hello Please accept this letter in regard to the Application being asked for to remove the previous approved parking structure on the address listed on letter. We ask that the original approval for elevator parking structure be given permission to no longer be needed for the following reasons.

1. When this project was originally conceived the grandeur of the project was an aggressive design meant to achieve a high end resident, The approvals of the additional units was perfect it just left the parking to accommodate the project.
2. The creation of the elevator parking structure would have been an amazing structure but in looking back and actually looking to see if it would fit the area and the site, would be a very expensive undertaking that no one really took into consideration to the tune of about \$500,000.
3. In actuality the structure would not fit in the space. The possibility of other residents in surrounding units would hinder those structures, as well as could cause an actual traffic jam in the alley and on the street if other tenants were trying to access their units and had to wait for the elevator structure to actually serve its purpose.

In having a great meeting with city planning and all the agencies involved we we asked to come up with an alternate plan for parking to accommodate the units proposed We have worked closely with the surrounding areas to find alternative parking which we were able to do that fits the criteria for secure parking for our tenants off street and in a safe location, We send this letter and ask that we can get the approval to continue to move forward and make this a great location to live in and come too, and to have the permission to remove the parking structure and use the alternate plan we have in place. The drawings scope of work and design have been changed on the site plan, a additional drawing will be provided showing the location of the parking area and a contract with the owner of said property with our intent to provide spaces for our tenants, as well as 3 onsite spaces and 1 Handicap space as ask for. We hope that this letter provides clarity and the request can be approved, we are excited to get started. We thank you for your consideration in this matter, and look forward to the results, and the help the city has always provided



Daniel Guevara



Date

Ramda Properties Nevada LLC.

24-0224
04/23/2024