

## JUSTIFICATION LETTER

Francisco Javier Ramirez Arana  
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North Las Vegas, NV 89030  
702-575-9820  
Franciscoramirez1973@gmail.com

04/28/2022

City Of Las Vegas  
495 S Main St  
Las Vegas, NV 89101

To Whom It May Concern:

I, Francisco Javier Ramirez Arana, am writing this letter requesting s rezoning for the property located at 1516 S Eastern Ave, Las Vegas NV 89104 to C-1(Limited Commercial) with the intention of sales in store and online accessories, display systems, car alarms, satellite tracking systems, stereos, amplifiers, speakers, Bluetooth home systems. We have the intention of support our community with the sales of accessories that would provide more security to their home and cars. Our operations hours will be Monday to Saturday from 10:00 am to 7:00 pm. We will comply with all city policies and requirements.

Sincerely,



Francisco Javier Ramirez Arana

Managing Member

Aztec Car Audio and Properties Owner

Submitted after final agenda

22-0295  
06/06/2022

**Item 22a-c**

*Aztec Car Audio, LLC*

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2404 N LAS VEGAS BLVD, LAS VEGAS NV 89030 PH 702 689-0680

Las Vegas July 21, 2022

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

*Attn : Christian Gates  
Planer I*

We have received your questions through your email on 07/14/2022, the same ones that we want to clarify, as follows :

1. The reception and distribution of items for sale, does not represent a major problem due to the size of the boxes that does not exceed 30 x 20 inches.
2. In reference to the second question, the additional request for Variance ..., basically the problem is because the land is designed that way.  
At this point we want to clarify that the parking for 6 vehicles is sufficient for the movement of customers we serve.

We hope these answers have clarified your questions  
Sincerely

Francisco Ramirez  
Managing -Member

22-0295  
07/26/2022

**Item 22a-c**