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Real Estate: Construction
Development
Investment
Management

SDA

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Parking – Re-submittal to VAR 17741

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for a parking requirement variance. **In response to these comments we increased the number of parking spaces by 70.**

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VARIANCE PARKING

Since this project targets 'downtown employees' and seniors, the need for parking spaces, in our opinion, is much smaller than prescribed by the City code requirement. We are proposing 220 parking spaces or 0.73 spaces per unit. **This represents an increase of 0.23 from the previous submittal.** All units have the efficiency type arrangements for high density urban living. It is our opinion that most residents will not have a vehicle, using mass transportation or simply walking to work.

The precedent we set with the adjacent City Center Apartments proved that 0.5 parking spaces per unit are sufficient. At the City Center Apartments, which has 300 units, there are 150 parking spaces and have never had a shortage of parking. **Attached is a memo from the City Neighborhood Division showing that their parking surveys of the City Center Apartments prove the City Center Apartments parking ratio works.**

We request the relaxation of current parking requirements as it will allow us to proceed with a project that will not only become an integral part of the downtown Las Vegas urban fabric, but will also provide a customer base for future mixed-use developments in the area.

In addition to 220 parking spaces dedicated for the new complex residents, we are making 33 additional spaces available to city employees via a direct agreement with the city for the **total of 253 parking spaces** on our site.

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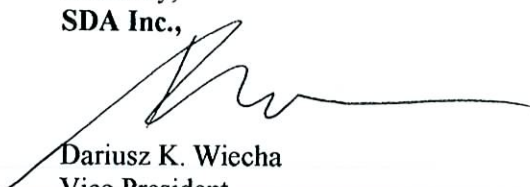
VAR-21238 The physical characteristics of the site, high ground water and caliche soils do not allow for construction of an additional parking level without making the project not feasible.

05/24/07 PC

This project fits the General Plan use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartment Complex, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,
SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/cs

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