

Justification Letter

Royal Plaza

February 12, 2008

We, the owners of the Royal Plaza, located at the corner of Lamb & Bonanza at 625 N. Lamb request a parking variance. Royal Plaza was completed (grey shell) in 2007 and a tenant improvement for the D'Canoe Beauty Salon was submitted and approved in the same year. Work on the tenant improvement is nearing completion. Currently there are sixty parking spaces at Royal Plaza, three of which are reserved for handicap. Per Planning and Development, the required parking is sixty-nine spaces.

Royal Plaza has 10,500 sq/ft of gross space (approximately 9800 sq/ft of net leasable space) and has a zoning classification of Limited Commercial District (C-1) and a general plan designation of the same. The parking variance is being requested on behalf of D'Canoe Beauty Salon leasing unit 130. We request a parking variance to allow up to six beautician chairs.

We believe that parking will not be an issue at D'Canoe Beauty Salon as the owners of Royal Plaza intend to bring in a mix of tenants including those that use a minimum number of parking spaces.

Thank you for your time and consideration.

Royal Plaza

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