

Sonoma Housing Advisors, LLC
Bill.fisher@sonomaadvisors.com
16800 Dallas Parkway, Suite
215 DALLAS, TX 75248
214-608-7201

James R, (Bill) Fisher
Sonoma Housing Advisors, LLC
16800 Dallas Parkway, Suite 215
Dallas, TX 75248
972-701-5551
214-608-7201 Cell

February 4, 2021

RE: Letter of Intent for Required Parking Waiver

This letter serves as a Letter of Intent for a Required Parking Waiver to our development of 7.11 acres.

We request a waiver to the required parking count for this project based on our proximity to the bus route. We are within 100 yds of the bus route. Current Parking Calculations require us to have 523 spaces and we are looking for the 25% reduction to 393. We currently show 400 spaces on our Site Plan.

Cordially



Don Smith

Real Estate Consultant for Maya Cinemas North America, Inc.

Authorized and Approved by Seller:

Maya Cinemas North America, Inc.



Francisco Schlotterbeck, Chief Operating Officer

Date: 2/4/2021

Accepted by Buyer:

Sonoma Housing Advisors, LLC

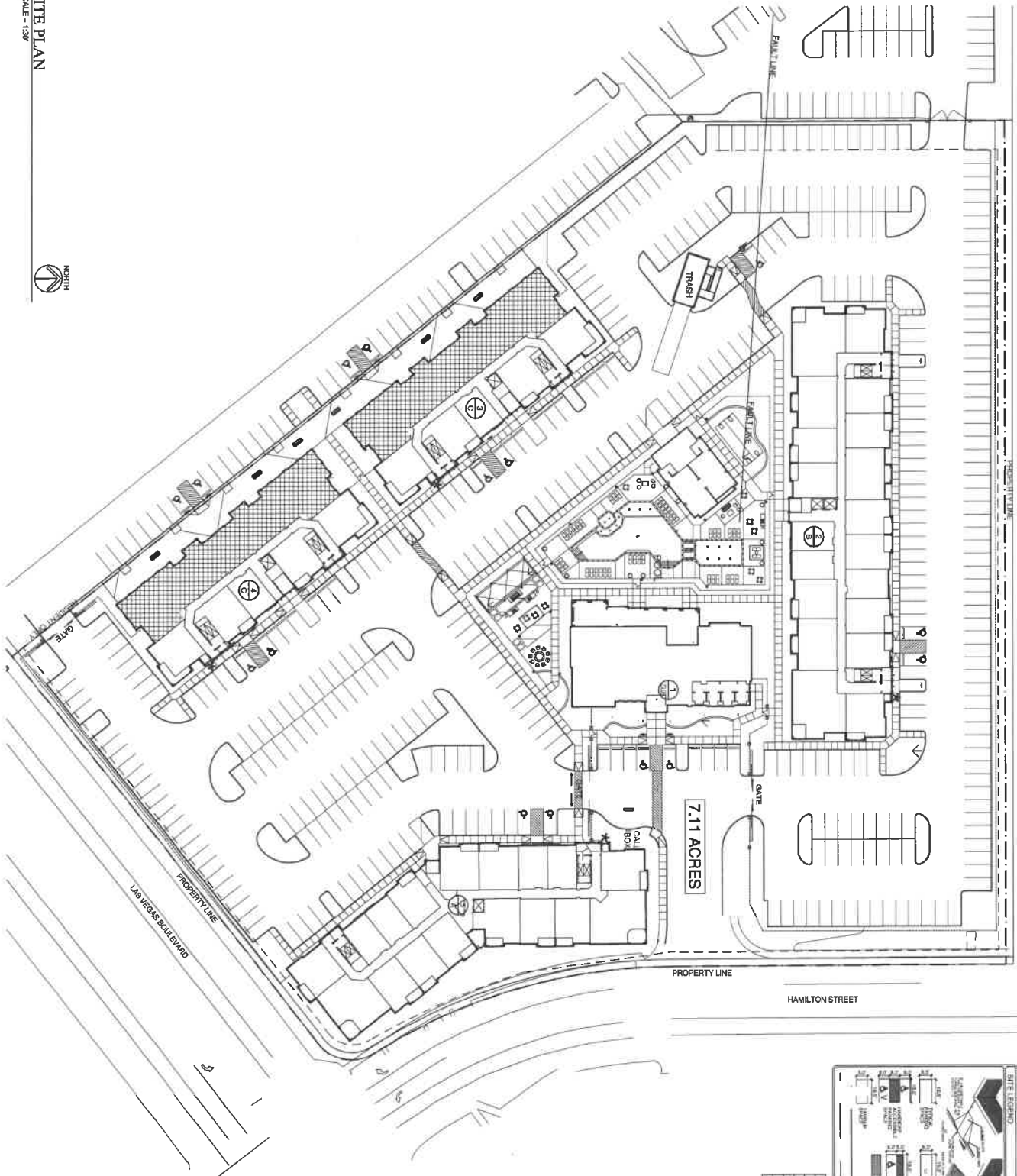


James R. (Bill) Fisher

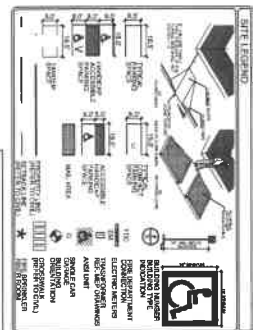
Date: 2/4/2021

1 SITE PLAN

SCALE = 1/8" = 1'-0"



PARKING UNIT RATIO	
TOTAL RESIDENTIAL PARKING	400
RESIDENTIAL UNITS	282
1.42 SP/RESIDENTIAL UNIT	



COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

DATE

12-21-2020

PROJECT

20186

SHEET NUMBER

A1-01a

ENLARGED SITE PLAN

HEDK

ARCHITECTS

4099 EXCEL BL.

214.520.8878

CHICAGO, IL 60601

hedk.com

60% SET
ISSUED FOR
REVIEW
12-21-2020

CINE APARTMENTS

LAS VEGAS, NV
SONOMA HOUSING

REVISIONS

NOT FOR
REG. APPROVAL,
PERMITTING
OR CONSTRUCTION

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP IS REDUCED FROM 1:17.7 ORIGINAL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- RIGHT OF WAY PCL
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSEQUENCE NUMBER
- 202 PARCEL RECORDING NUMBER
- 5 LOT NUMBER
- 64.5 GOV. LOT NUMBER

T20S R61E	23	N 2 NE 4	139-23-5
125 124 12312	5 4 5 4	5 1 5 1	
136 139 14014	7 8 9 10 11 12	6 2 6 2	
163 162 16116	13 14 15 16 17 18	7 3 7 3	
	19 20 21 22 23 24	8 4 8 4	
	25 26 27 28 29 30	9 5 9 5	
	31 32 33 34 35 36	10 6 10 6	

