

ALPINE BUILDING LLC  
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MainStreetCRE@gmail.com

## JUSTIFICATION LETTER

Date: October 5, 2023

To: Las Vegas City Council and Department of Planning

From: Alpine Building LLC

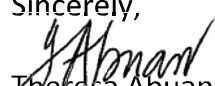
Subject: **Extension of Time - SUP-66544 and SDR-66545 – Main Street Drive-Through**

We are writing this letter to request an Extension of Time (EOT) for an additional period of two years for previously approved SUP-66544 and SDR-66545, a Special Use Permit for a proposed Drive-Through at 1311 South Main Street (APN 162-03-110-131).

This extension is necessary due to the tenant at this property entering extreme financial hardship recently after 2 years of submitting their construction plans and working on their permits with both the City of Las Vegas Building Department and LVVWD. Their financial issues and subsequent court appointed receivership resulted in a breach of their lease contract.

The tenant had to terminate the lease agreement unexpectedly due to their financial misfortunes, leaving us in a challenging situation. This untimely withdrawal has created significant disruptions to our project timeline and we are currently working with another tenant who is interested in taking over this property and opening for business there as soon as possible. As a result, they will need additional time to receive construction permits and complete construction. We believe their opening for business in this property will result in increased customer traffic to this entire block and will support other businesses on this block and the rest of the immediate area of the Arts District. The new tenant will secure the property during construction. They are familiar with the process of building out and running a business in Downtown Las Vegas over many years and will be able to open for business next year.

We kindly request your approval of this extension request considering the unexpected circumstances we are currently addressing. We appreciate your help and support as we look forward to approval of our request for this Extension of Time.

Sincerely,  
  
Theresa Abuan  
Manager

23-0529  
10/06/2023