

September 4, 2024

**VIA EMAIL**

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Justification Letter – Extension of Time for Approved Mixed-Use Development  
BELVILLAGE VEGAS, LLC  
Colorado Avenue/3<sup>rd</sup> Street  
APN: 162-03-110-011**

To Whom It May Concern:

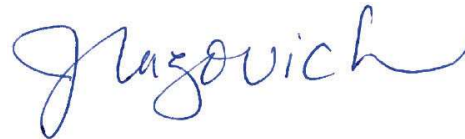
Please be advised this office represents the Applicant in the above-referenced matter. The Applicant is requesting a first extension of time for an approved mixed-use development on property located on the south side of Colorado Avenue in between 3<sup>rd</sup> Street and 4<sup>th</sup> Street, more particularly described as APN: 162-03-110-011 (the “Site”). The Site is approximately 0.46 acres.

By way of background, on September 13, 2022 the Las Vegas Planning Commission approved 22-0325-SDR1 allowing for a mixed-use development consisting of a 32-story, 433 unit multi-family residential development along with 3,940 square feet of commercial space. Over the last 24 months, the Applicant has continued to finalize development plans. Additionally, this is the first extension of time and there have been no substantial changes in the area. Therefore, the development is still compatible. As such, the Applicant is requesting a two-year extension of time.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

**24-0461**  
09/04/2024