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September 4, 2024

VIA UPLOAD

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

**Re: Justification Letter
First Extension of Time for 22-0172 [SUP1, SUP2, & SDR1]
APN: 126-01-301-013 (Kyle Canyon Road/Shamburger Road)**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. By way of background, on November 16, 2022, the City of Las Vegas City Council approved 22-0172 [GPA1, ZON1, SUPR1, SUP2, & SDR1] allowing for the development of a 6,024 SF commercial development with an 828 SF outdoor patio area on property located at the northeast corner of Kyle Canyon Road and Shamburger Road, also more particularly known as APN: 126-01-301-013 (the "Site"). The approval also includes a general plan amendment to Service Commercial (SC) and zone change to C-1 with special use permits allowing for on-premises consumption of alcohol (full) and restricted gaming. The Applicant is requesting a first extension of time for 22-0172 SUP1 (on-premises consumption of alcohol (full)), 22-0172 SUP2 (restricted gaming), and 22-0172 SDR1.

A first extension of time of the entitlements is appropriate for the following reasons:

- (1) This is the first extension of time request.
- (2) The City of Las Vegas recently approved a large scale commercial development for properties located between Kyle Canyon Road and Iron Mountain Road and west of the Skye Village Road alignment. There is also an approved casino site located between the Skye Village Road alignment and the US 95 and north of Grand Canyon Road. Therefore, approved entitlements are compatible with these large-scale commercial and entertainment uses.
- (3) There is developing residential uses along the Kyle Canyon Road corridor. With the increase in residential development, additional commercial is needed.

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- (4) Sheep Mountain Parkway will connect to Kyle Canyon Road immediately south of the Site. Sheep Mountain Parkway and Kyle Canyon Road will be a major intersection, therefore making commercial development on the Site appropriate.
- (5) Currently, there are no utilities to the Site making development at this time difficult.

For the above-mentioned reasons, a first extension of time is justified. In addition, based on the current lack of utilities to the Site, the Applicant is respectfully requesting a 4-year extension of time. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd