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April 3, 2024

City of Las Vegas Department of Planning  
495 South Main Street  
Las Vegas, NV 89101

**RE: Siena 66 Holding Limited Partnership  
Eastern & Sunrise:  
Justification Letter: (21-0665-SDR1, 21-0665-SUP1, 21-0665-VAR1).  
Extension of Time - Multi-Family Residential Development  
Assessors' Parcel Number: 139-35-804-002**

**To Whom It May Concern:**

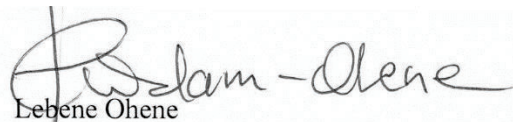
On behalf of our Client, Siena 66 Holding Limited Partnership., we respectfully submit this application package for the first extension of time for a previously approved multi-family residential development consisting of 224 units on a total of 3.75 acres (21-0665-SDR1, 21-0665-SUP1, 21-0665-VAR1). This project is intended to tie into a separate commercial project located on the northwest corner of Fremont Street and Eastern Avenue. The subject site is located on west side of Eastern Avenue and approximately 160 feet south of Sunrise Avenue. The parcel is zoned (C-1) Limited Commercial.

The extension of time request is necessary to preserve the original entitlement approvals for a multi-family development. Client intends on completing the project and is requesting a three (3) year extension of time to preserve the entitlements to ensure that all required technical studies (Drainage Plan & Technical Study and Traffic Impact Analysis), Civils plans with required dedications etc., are submitted and approved by the required City Departments. The Applicant also needs to complete construction plans/drawings that include all conditions of approval and submit for building permits.

The three (3) years requested is necessary to ensure completion of all required items listed above as well as coordination with the timeline for the separate commercial development located on the northwest corner of Fremont and Eastern Avenue since the intention is that the subject project ties into the commercial project approved (21-0666).

We appreciate your review of this application and positive recommendations for the extension of time for the subject applications on the site.

Please contact me at 702-598-1429 if you have any questions or need additional information.

  
Lebene Ohene  
Land Use and Development Consultant

**24-0194**  
04/08/2024