



May 14, 2024

Planning and Zoning Department  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Justification Letter for Extension of Time  
Prior Approvals (21-0772-VAR1, 21-0772-SUP1, 21-0772-SDR1)**

APN: 138-36-613-008

Dear Member of the Planning and Zoning Department,

We would like to introduce this application as the Mini-Storage at Decatur and Alta which is located west of the intersection of S. Decatur Blvd. and Alta Drive. This project consists of one parcel that is approximately +/-1.57 (gross) acres in size, currently zoned C-2 General Commercial.

The prior application was approved on May 18, 2022 and we are nearing the two year window requiring an extension of time in order to keep all existing approvals current. Since this application has been approved it has been sold to Alta Decatur Storage LLC. The developer has built many successful storage facilities in Las Vegas and plans to begin this project toward the end of the year and aims to complete construction shortly thereafter. This extension of time would give the developer an opportunity to favorably complete their project.

We thank you for your time and would graciously ask for your consideration in granting this extension of time.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll  
Principal Architect  
NCARB(NV #7598)  
Carroll Design Collaborative

**24-0276**  
05/20/2024