



August 29, 2024

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

Re: **Justification Letter:** APN: 125-27-410-008  
Extension of Time, Prior Approval 22-0414-SUP1 and 22-0414-SDR1

Dear Member of the Planning and Zoning Department,

We would like to re-introduce this application as the proposed Mini-Storage at Sky Pointe and Tenaya. This project consists of one parcel that is approximately +/-1.03(gross) acres in size, currently in the T-C Town Center District.

The prior application was approved on September 13, 2022 and we are nearing the two year window requiring an extension of time in order to keep all existing approvals current. Material costs have increasingly risen, and financing has become more difficult due to increase interest rates; banks have also become more stringent on their requirements for lending. In order to make this project viable, the owner will need to seek out building alternatives and possible partnerships. 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

24-0496  
09/19/2024