

23-0508
10/04/2023

September 27, 2023

VIA UPLOAD

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

**Re: *Justification Letter – Shiron Development, LLC
Extension of Time for 21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1, and
21-0516-SDR1
APNs: 125-22-401-009 & 016 (NEC of Centennial Parkway & John Herbert
Boulevard)***

To Whom It May Concern:

Our Firm represents Shiron Development, LLC (the “Applicant”). By way of background, on December 15, 2021, the Las Vegas City Council approved 21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1, and 21-0516-SDR1 allowing for the development of a 312-unit multi-family project on property located at the northeast corner of Centennial Parkway and John Herbert Boulevard, more particularly described as APNs: 125-22-401-009 & 016 (collectively the “Site”). The Applicant is requesting a two-year first extension of time from the December 15, 2021 expiration date for the approved development. The Applicant needs additional time to finalize development plans. Additionally, an extension of time is appropriate for the following reasons:

- West of the Site and across John Herbert Boulevard is a large commercial shopping center. The multi-family development provides for a good buffer between the commercial shopping center and John Herbert Boulevard to the west and the single-family residential development to the east.
- Immediately east of the Site along Centennial Parkway is an existing multi-family development.
- The Site is along Centennial Parkway, a 100-foot wide right-of-way, designed specifically to handle more intense uses.
- The Site is located at I-215/Centennial/John Herbert interchange. The multi-family development provides for the ideal buffer between the interchange and the single-family residential developments.

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We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd