

April 3, 2024

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

**RE: Siena 67 & 68 Holding Limited Partnership
Fremont & Eastern:
Justification Letter: (21-0666-GPA1, 21-0666-ZON1 & 21-0666-SDR1).
Extension of Time - Commercial Development.
Assessors' Parcel Numbers: 139-35-804-008, 139-35-804-009 and 139-35-804-010**

To Whom It May Concern:

On behalf of our Client, Siena 67 & 68 Holding Limited Partnership, we respectfully submit this application package for extensions of time to a previously approved commercial development consisting of two (2) standalone drive-through restaurants on a total of 2.17 acres (21-0666 GPA1, 21-0666ZON1, 21-SDR1). This project is intended to tie into an approved separate multi-family residential development to the north of this site; located on the west side of Eastern Avenue and approximately 160 south of Sunrise Avenue. The subject site is located at the northwest corner of Fremont Street and Eastern Avenue. The parcel is zoned (T4-C) T5-Corridor.

The extension of time request is necessary to preserve the original entitlement approval for a commercial project on the site. The Client intends on completing the subject development and is requesting a three (3) year period for the extension to preserve the approvals to ensure that all required technical studies (Drainage Plan and Technical Study Traffic Impact Analysis) Civils plans with required dedications and 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 of the separate approved multi-family residential development located on the of west side of Eastern Avenue and approximately 160 feet south of Sunrise Avenue since the intention is that the subject project ties in with the multi-family development approved by action on 21- 0665 SDR, SUP & VAR.

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

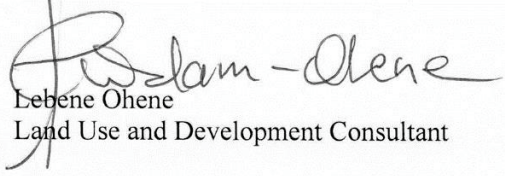
Please contact me at 702-598-1429 if you have any questions or need additional information.

24-0193
4/03/2024

LAW OFFICE

Brown, Brown & Premsrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS


Lebene Ohene
Land Use and Development Consultant

24-0193
04/08/2024