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August 12, 2024

**VIA ELECTRONIC UPLOAD**

CITY OF LAS VEGAS PLANNING AND ZONING  
495 S. Main Street  
Las Vegas, NV 89101

***Re: Justification Letter – First Extension of Time  
APN: 125-35-301-021***

To Whom It May Concern:

Please be advised this office represents Calida Residential, LLC in the above-referenced matter (hereinafter the “Applicant”). By way of background, the Applicant obtained previous approvals of applications for a General Plan Amendment, Zone Change and Site Development Plan Review via 22-0265 on a property generally located on the east side of Rainbow Boulevard and north of Rancho Drive, more particularly described as APN: 125-35-301-021 (the “Site”).

The Site is currently zoned High Density Residential (R-4) and planned High Density Residential (H). The Site was initially approved for a 334-unit, four-story multifamily development on 12.05 acres. Thereafter, a minor amendment to the approved Site Development Plan Review was approved which reduced the 334 units to 324 units, revised building orientation and increase to building height via 23-0406-SDR1. This approval of the minor amendment runs concurrently with the initial approval in 22-0265-SDR1 and is extended, exercised or expired with the same. The initial site development plan was approved on August 17, 2022, and shall be void two years from the date of final approval if not exercised pursuant to LVMC Title 19.16. Thus, the approval expires on **August 17, 2024**.

The Applicant now requests a first extension of time to 22-0265 and related application, 23-0406-SDR1 and needs additional time to commence. Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



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