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August 22, 2024

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING & ZONING
495 S. Main St.
Las Vegas, Nevada 89101

RE: *Justification Letter – Owens 110, LLC*
Extension of Time
APN: 140-29-101-003 (Owens/ Avenue/Lamb Boulevard)

To Whom It May Concern:

Our Firm represents Owens 110, LLC (the “Applicant”). The Applicant is the owner and developer of property located on the south side of Owens Avenue and just east of Lamb Boulevard, more particularly described as APN: 140-29-101-003 (the “Site”). By way of background, on December 21, 2022, the Las Vegas City Council approved 22-474 (ZON1, VAR1, and DRA1) allowing for the development of a 46-unit multi-family development on the Site.

The Applicant is continuing to finalize developments plans and has been working with Public Works regarding modifications to the approved ingress and egress, and therefore is requesting a two-year extension of time.

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



Jennifer Lazovich

JL/ajc/amp

24-0462
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