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May 8, 2024

VIA ONLINE SUBMITTAL

City of Las Vegas Planning and Zoning
495 Main Street, 3rd Floor
Las Vegas, NV 89101

**Re: Justification Letter - Second Extension of Time
Pacific Classic, LLC
APNs: 126-01-801-009; 126-01-801-018; and 126-01-801-019**

To Whom It May Concern:

Please be advised this office represents Pacific Classic, LLC, (the "Applicant") in the above-referenced matter. The Site is located at the northwest corner of Iron Mountain Road and Skye Village Road. The Site is more particularly described as Assessor's Parcel Numbers 126-01-801-009; 126-01-801-018; and 126-01-801-019 (the "Site"). The Applicant is requesting a second extension of time for a previously approved special use permit for a car wash.

By way of background, the car wash was approved via application SUP-78660 by the City Council in June 2020. A first extension of time was approved via application 21-0798-EOT3 in February 2022. The Applicant has not yet been able to move forward with development based on various factors. First and foremost, the prior anchor tenant is no longer moving forward on the Site, and the Applicant has been vigorously working on finding a replacement. Additionally, with the rise of financing costs, the original timing to move forward with construction has been delayed. Therefore, we are respectfully requesting an additional two year extension to allow the Applicant to secure a new anchor tenant and monitor financing for the project.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

24-0258
05/21/2024