

1200 S. Las Vegas Blvd. LLC

August 15, 2022

City of Las Vegas
Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

Re: Letter of Justification – Request for an Extension of Time of SDR-78820

To Whom It May Concern:

On August 19, 2020, the City Council approved a Site Development Plan, SDR-78820, a Mixed-Use Development consisting of 270 residential units and 4,000 square feet of retail space on 1.70 acres at 1200 South Las Vegas Boulevard (APN's 162-03-116-009, 162-03-117-017, 162-03-112-005, and 162-03-116-001 to 005).

Following the City approval, the design phase of the project began and it was determined that the Gateway project required adjustments. The general scope of the project remains as originally approved (rental apartments with ground floor retail, secured parking, amenities, etc.). The requested adjustments are to the layout, parking areas, facades, etc. based on updated direction from the different design teams.

In June 2022, an application for an Administrative Site Development Plan review was submitted. Planning Staff considered the requested adjustments to the previously approved SDR-78820 and approved, 22-0315-SDR1, on July 13, 2022 with the following adjustments:

- 230 residential units total versus 270 units previously approved
- 207 parking stalls versus 170 parking stalls previously approved
- 6,347 square feet of retail versus 4,000 square feet previously approved
- Maximum height 74' versus 70' previously approved

All other aspects of the development shall be in conformance with the approved conditions for the Site Development Plan Review (SDR-78820).

The original approval of SDR-78820 will expire on August 19, 2022. I respectfully request a two (2) year extension as required under LVMC Title 19.16.

Thank you for considering my request.

Respectfully,



William Lindborg
Authorized Signer