

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 10, 2023

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

RE: First Extension of Time 20-0300. NWC Cheyenne Avenue and Torrey Pines Drive.
138-11-408-013

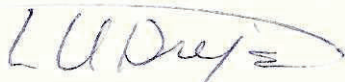
Dear Ms. Perez,

On behalf of our client, Cheyenne Pines LLC, this firm respectfully requests your consideration of a first extension of time. The above-mentioned matter consists of a GPA, Rezone, Site Development Plan Review and use permits for two drive through restaurants with outdoor seating. The project was approved in June 2021 with a SDR1 condition at read *"This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas."* Title 19.16 specifies Use Permits, Rezones and Site Plans are considered exercised upon issuance of a building permit.

Cheyenne Pines LLC has made substantive progress towards developing this site. A traffic study was accepted, a map was submitted, civil plans have been submitted, general excavation has commenced and stem walls have been set. The buildings are modular (prefabricated) and have obtained a building permit issued by the State of Nevada. Currently the architect and modular manufacturer are responding to City of Las Vegas comments to ensure this building can be installed in accordance with municipal regulations.

I respectfully submit the developers of this site are making a good-faith effort to open the businesses in a timely manner and this project's progress warrants a first extension of time.

With appreciation,



Lora Dreja
Land Entitlements

23-0359
07/18/2023