



April 1, 2008

Ms. Margo Wheeler
Director, Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV. 89101

RE: Letter of Justification: First Extension of Time for Monument Tower
Special Use Permit (SUP-11195) & Site Plan Review (SDR-11193): APN:
162-03-310-006

Dear Ms. Wheeler:

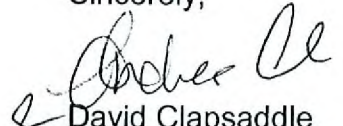
On behalf of our client, Stratorise South LLC, please accept this letter and attachments as application for an Extension of Time for the above referenced applications. The original approval was for a 22 story mixed use project consisting of 236 condominium units and 9,529 square feet of retail located on this .68 acre parcel at 1801 Las Vegas Boulevard South. Both applications were approved by the City Council on April 5, 2006. No changes to the conditions of approval are requested. This is the first extension of time request for the project.

We believe the extension of time is warranted for the following reasons:

- 1) No changes in the development pattern of the surrounding area have occurred since the time of original approval. The findings made by the City Council are still applicable.
- 2) The applicant had initially secured financing to move forward with the project. However due to economic conditions that have affected the Las Vegas housing market in general and condominium projects in particular, we were unable to keep the financing in place. We have, therefore, shown that we intend to make progress with this project. The intention is to eventually build it but additional time is needed to do so.
- 3) This is the first extension of time for the project.

In summary, we believe this mixed-use tower project is consistent with the long term vision of the City of Las Vegas. We respectfully ask for your favorable consideration of this application; please contact our office if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

DWC: amc


GCGARCIA

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