

March 21, 2008

City of Las Vegas
Planning and Land Department
731 South Fourth Street
Las Vegas, Nevada 89101

Subject: Eastern Avenue Lofts – Extension of Time Request Justification Letter
(SDR-11728 & VAR-11723)

To Whom This Map Concern:

We request to extend the expiration date of SDR-11728 and VAR-11723. Due to a longer than expected processing and design time and the changes in the residential market, the developer has near the expiration date of April 20, 2008. The Improvement Plans were in their final review in December 2007 and the Final Maps would have been completed shortly thereafter prior to the expiration date. Due to residential sales drastically slowing since last year, the developer needs to modify the project's development plans to meet the current market demands. Historically the developer constructs these units in multiple phases. Since the real estate market has slowed, the developer's marketing plan now requires the site to be split into two units. The Unit 1 and Unit 2 Grading Plans have been reviewed and approved by the City of Las Vegas, Flood Control via an Update to the Technical Drainage Study, and the Improvement Plans for Unit 1 and Unit 2 are currently being reviewed by the City of Las Vegas Land Development and Las Vegas Valley Water District.

Approving this extension of time will allow the developer to complete the processing of the Improvement Plans and the Final Map. This final process should take no longer than six months.

If you have any questions or need additional information, please contact me.

Sincerely,



Joe Alvin Haun, PE, MSE
HAUNTEC

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