



October 29, 2008

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

Re: Justification Letter for an Extension of Time for ZON - 14338; VAC – 12884; VAR-14342; VAR-14345; SUP-14339 and SDR-14345 on property located on the North side of Charleston Boulevard, between 9th and 10th Streets- APN: 139-34-812-003; 139-34-810-101 thru 105; 139-34-810-074 and 075

Dear Margo:

On behalf of our client, Work at Home LLC, please accept this letter and attached materials as a request for Extensions of Time for the above referenced applications. The applications are being filed in a timely manner to avoid a reinstatement of the previous entitlement approvals for this property. Please note that VAR-14342, VAR-14345 and SUP-14339 were approved for two years at the November 1, 2006 City Council meeting. This will be the first extension of time for these applications. The City Council approved a one year extension of time for the rezoning (ZON-14338) and the Site Development Review (SDR-14345) on December 19, 2007 (EOT-25372). The Department of Public Works administratively approved the extension of time for the vacation of the public alleys (VAC-12884) on December 19, 2007 (EOT-25371).

We believe an extension is warranted for the following reasons:

- 1) Nothing has changed in the development pattern of the area since the approval of these applications. Therefore, the project remains appropriate for this area of the City.
- 2) Current economic conditions which are not unique to this project have prevented the applicant from moving forward. More specifically, we are in the worst credit crunch in memory; lending of money for construction is extremely difficult to impossible and getting worse in the short run, not better. Unemployment rates, residential foreclosures and the unemployment rate in the State of Nevada are among the highest in the nation. According to highly respected public and private sector financial analysts and managers, it could take five years for the economy to return to some semblance of a normal business cycle. The severe economic downturn has been particularly harmful to development of mixed use projects.



GCGARCIA

EOT-31557
12-17-08 CC

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In terms of the requested two year length of the extension of time, if we started plans now for the approval of design and construction drawings, coupled with obtaining financing and review and approval by the City, it could likely take one year or more to complete that process. At this point in time, construction drawings and approvals will not be done until the market down turn improves.

- 3) The applicant agrees that the original conditions of approval remain acceptable.

We would appreciate your favorable consideration of this application. Please advise if you need any additional information or have any questions.

Sincerely,



David Clapsaddle
Director of Planning

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