



November 5, 2009

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
ZON-9662, SUP-9664, SUP-9665 & SDR-9666
Osa Blanca Road & Kyle Canyon, SWC, APN: 126-01-702-007

Dear Margo:

On behalf of our clients, C M Sagebrush 1-3082 LLC, please accept this letter and attached materials as a request for Extensions of Time on the above referenced applications for a Rezoning to C-1 (Limited Commercial); for a SUP to allow a Liquor Establishment; an SUP to allow a service station; and an SDR on the southwest corner of Osa Blanca Road & Kyle Canyon consisting of approximately 2.5 acres, APN 126-01-702-007.

Please note that City Council approved these items on November 7, 2007. This will be the first request for Extension of Time for these applications. We believe an extension is warranted for the following reasons:

- 1) The land use pattern for the surrounding area has not substantially changed since the original approval. Therefore, the proposal remains compatible.
- 2) The zoning and uses are in conformance with the General Plan by conformance with the Centennial Hills Sector Plan Service Commercial land use category.
- 3) This extension will provide the owner with needed additional time to find funding, a suitable buyer/developer and continue plans to develop the property.
- 4) The opportunity will allow time to complete the commercial center with attractive buildings and services for the area residential, business and commuters at an appropriate location consistent with plans.

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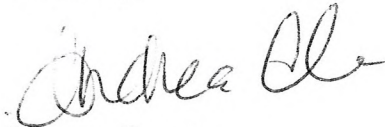
A Planning & Development Services Corporation

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- 5) 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; tenants are difficult to secure. Unemployment rates, residential foreclosures, business foreclosures, office and industrial vacancies 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 years for the economy to return to some semblance of a normal business cycle.
- 6) The applicant is still fully intent on seeing the property developed as proposed and is not requesting any changes to the site plan or elevations.
- 7) The applicant agrees that all of the original conditions of approval remain acceptable.

We would appreciate your favorable consideration and would respectfully request approval of the Extensions of Time for three years until November 7, 2012. Please advise if you need any additional information or have any questions.

Sincerely,


George Garcia,
President

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