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January 19, 2010

VIA HAND DELIVERY

City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter – 2nd Extension of Time SDR-9153

To Whom it May Concern:

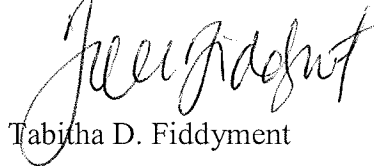
This office represents the applicant in the above referenced matter. This application is a second extension of time request for SDR-9153, a site development plan review for a mixed-use development on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue.

Current market and economic conditions have created delays in project financing and development. As a result, the applicant respectfully requests an additional two year extension as there have not been any significant change in facts or circumstances since the original approval.

We appreciate your kind consideration of this request. Please feel free to call me if you have any questions or concerns. Thank you.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Tabitha D. Fiddymment

TF/anc

**EOT-37220
03/03/10 CC**