January 31, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: SDR-6282, VAR-6283 and SUP-6284
APN: 139-33-202-005

Dear Ms. Wheeler:

This letter is submitted as justification for extensions of time for the above listed applications. The property owner, Project Alta, LLC, purchased this 16.78 acre site on the west side of Martin L King Boulevard and the north side of Alta Drive in January 2006 and immediately began reviewing the approved entitlements while considering other options for the property. To this end the current property owner has had discussions with representatives of the surrounding neighborhood as well as with members of the City Council, and is continuing in this effort. It should be noted that two additional adjacent parcels have been purchased for possible inclusion on any future mixed-use development plan.

At this time the applicant is requesting a two year extension of time for each application. It is our understanding that the city has recently begun imposing a condition on major projects that requires a one year review in order to update the City Council on the status of the project. The applicant has no objection to the inclusion of this type of condition should it be required.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,

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