Planning and Development Department
City of Las Vegas

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RE: Extension of Rezone and Variance request

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SDR-5727 Site Development Plan Review
ZON-5726 Rezoning
ZON-5730 Variance

I respectfully request an extension of my permission to rezone my property at 717 S 8th Street. I received permission in Spring of 2005 for which I'm grateful, but I have not completed the rezoning and I need more time to finish.

I know my house is in the district which the City has plans to become professional zoned instead of residential zoned. I'd like to be a part of this. I like the idea of being able to lease the whole property someday to company that wants to be downtown among the lawyers offices.

After I got the permission in 2005, I got rough estimates from subcontractors to do the work and found that I did not have enough cash to cover the expense in full. Subcontractors will not work on credit.

The architect wants $3500 for plans and coordinating city permissions. The general contractor expects it will cost $15,000-$25,000 to complete the work. I never thought it would cost so much. I thought it would be about $5,000 to $10,000 total.

I have been saving money and now I can currently pay about $15,000. I need to save a little more to make sure I can finish the job. I spent $1250 in late 2006 to demolish and remove the tool shed in the backyard. This will help toward the eventual rezoning because it's one less thing I'll have to do.

Please consider my request for an extension. I would prefer 2 year extension to make sure I can complete everything in time.

Thank you for your consideration. Please contact me with any questions you have.

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