

BLOKHAUS

May 28, 2006

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

Dear Sir/Madam

RE: 1111, 1115, 1121/23 So. Casino Center Blvd
Parcel #'s: 162-03-110-041; 042; 043
Request for a Site Development Plan Review

INTRODUCTION

The subject property, herein referred to as "ArtCentralHaus", is located at 1111-1123 So. Casino Center Blvd, near the south east corner of Charleston and So. Casino Center, west of US Highway No 91-93, in close proximity to Interstate 15, in the heart of the Arts District of downtown Las Vegas. The contiguous parcels comprise approximately 28,000 sf or .64 acres.

The current owners, ArtCentralHaus LLC, having recently acquired the real estate, have envisioned the area as a future desirable downtown residential enclave.

BLOKHAUS Development LP has been retained by the owners to proceed with develop plans for maximization of the value of the land. BLOKHAUS is a small, private development company with a focus on urban renewal in redevelopment areas, particularly where blight is imminent. The group is based in San Diego and has a Las Vegas operating division.

REDEVELOPMENT

The City of Las Vegas' rapid growth has had tremendous positive impact on the quality of life for many residents, especially those who can afford to either buy or rent property in the many new residential complexes proposed throughout the city. This housing product is predominantly higher-end condominiums with few rentals, only affordable by a small section of the city's populous.

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While the site borders the Downtown Centennial Plan and Redevelopment Areas, the 2020 Master Plan encourages mixed-use infill within the older neighborhoods surrounding downtown and along commercial corridors. ArtCentralHaus proposes to develop a low rise (6 Story), yet higher density strictly residential units that will address the need for quality middle-income housing that targets the pending workforce of the downtown area.

It is hereby necessary to amend the current General Plan to increase the allowable density and change the zoning to accommodate these uses. The result will be a vibrant, re-vitalized neighborhood with this very relevant mixed-use community as its catalyst.

PROPOSALS

Based on input from the Pre-Application conference held on February 3, 2006, we are seeking a Site Development Plan Review to accommodate the rezoning request from C-1 to R-5, thus the following:

Site Area: ~ 28,000 sf
6-Story, 5 Floors
Type V Construction over 1-level Concrete Podium
88 Total Living Units: Open Plan, Loft Type
90 Total Parking Spaces (At Grade)

Apartment Units

1 bedroom/1 ba	40
2 bedroom/1.5 ba	40
2 bedroom+den/2 ba	8

Total Residential

74,800 SF Saleable Area
Bldg footprint 120,000 SF

SUMMARY

The proposals will be beneficial to the City of Las Vegas three major areas:

1. Helping meet the housing needs for the future work force;
2. Revitalizing a blighted neighborhood;
3. Providing increased tax-based revenue.

Sincerely,

Jim Torti
Blokhaus

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