

May 30, 2006

Margo Wheeler, Director
City of Las Vegas Planning and Development
731 S. 4th Street
Las Vegas, NV 89101

RE: Special Use Permit for Airport Overlay District; Special Use Permit for Mixed Use; Site Development Plan Review at 1431 South Las Vegas Boulevard APN: 162-03-202-003, 004

Dear Ms. Wheeler:

On behalf of our client, Cambridge Enterprises, we hereby submit the attached applications for a Special Use Permit for the Airport Overlay District; Special Use Permit for Mixed Use and a Site Development Plan review for a proposed 45 story, 517 foot high mixed use project located at 1431 S. Las Vegas Boulevard. The project will consist of 1,190 square feet of ground floor retail with 421 condominium units. The current use of the property is the Chapel of Love Wedding Chapel.

CURRENT LAND USE

The site is designated Commercial (C) on the City of Las Vegas Redevelopment Plan Map. This designation allows those uses permitted in the Office (O), Service Commercial (SC) and General Commercial (GC) land use categories of the General Plan. The parcel is zoned General Commercial (C-2), which conforms to the Plan designation. Mixed Use projects are permitted with the approval of a Special Use Permit.

The site also lies within the boundaries of the City of Las Vegas Downtown Centennial Plan, in the John S. Park Adjacent Area. While lying within this area of the plan, this site does not directly abut the portion of the John S. Park area designated as a Federal Historic Preservation Neighborhood.

It also lies within the Airport Overlay District (A-O), as described in Title 19.06.070.



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SPECIAL USE PERMIT APPROVAL CRITERIA

Title 19.06.080 (H) establishes the criteria for approval of a Special Use Permit for properties located within the Airport Overlay District. Those are:

- a. The applicant shall notify the FAA regional office and the Clark County Department of Aviation of the application prior to the time of submission.

The notification form sent to the FAA is attached as part of this submittal.

- b. Any approval by the Planning Commission must be referred automatically to the City Council for final disposition.

It is understood that the application will be referred to the City Council.

Title 19.18.060 (L) provides the determinations to be made by the Planning Commission or City Council to approve a Special Use Permit. Those are:

- a. The proposed use can be conducted in a manner that is harmonious and compatible with existing land uses and with future surrounding uses as projected by the General Plan.

All of the properties to the north, south and west of the site are designated Commercial (C), where intense commercial and mixed use projects are anticipated. There is no amendment to the Redevelopment or Downtown Centennial Plan associated with this application. In fact, directly west of this site, the following mixed use towers have been approved:

1) Renzi Tower- SDR-10143

This was approved for 68 stories, with 1,011 units, and 9,260 square feet of retail with a maximum height of 776 feet.

2) Flatiron- SDR-8634

This was approved for 50 stories, , with 320 condominium units, 5,890 square feet of retail, and a 4,765 square foot restaurant with maximum height of 582 feet.

3) Eighty on 4th SDR-6217

This was approved for 40 stories, with 89 condominium units, and 3,257 square feet of retail with a maximum height of 505 feet.

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It should be noted that all of the previously approved towers on the west side of Las Vegas Boulevard are of a greater height, density and mass than the project proposed for this site. Therefore in terms of such concerns as visual impacts and shading to the John S. Park neighborhood to the east, this project will have far fewer impacts than those already approved. While this proposed tower will be visible from the neighborhood, the other towers will be more visible even though they are on the other side of the street.

- b. The subject site is physically suitable for the type and intensity of land use being proposed.

The subject site is large enough to accommodate adequate parking, landscaping and amenities needed for this type of project.

- c. Street or highway facilities providing access to the property are, or will be adequate in size to meet the requirements of the proposed land use.

Several other similar projects, at a greater height, number of unit and intensity have already been approved along the Las Vegas Boulevard corridor, where such uses have been encouraged to revitalize the downtown core of the City.

- d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The project advances the following objectives of the City of Las Vegas Redevelopment Plan:

The elimination of environmental deficiencies and blight in the Redevelopment Area, which constitute either or both social or economic liabilities and require redevelopment in the interests of the health, safety and general welfare of the people. This includes among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities, and inadequate utilization of land and public facilities.

The approval and construction of mixed use projects in the downtown core has led to a revitalization of the area. Modern, integrated high-end projects are replacing obsolete and aged buildings and are beginning to establish a new, vibrant downtown core, where people will be able to live, work, shop and play without a heavy reliance on the automobile.

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The assembly of land into parcels suitable for modern, integrated, development and allowing for improved pedestrian and vehicular circulation in the Redevelopment area.

This project assembles two parcels for the construction of a modern mixed use tower that will provide all of the pedestrian connectivity, landscaping and a visual context envisioned by both the City of Las Vegas Redevelopment Plan and the Downtown Centennial Plan.

The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.

This, along with other mixed use towers approved directly to the west of this site and in the Downtown Centennial Plan is re-shaping the future of the downtown core. The area south of Charleston Boulevard, along the Las Vegas Boulevard corridor, is in need of extensive redevelopment, as most of the properties are developed with older, dilapidated buildings that have hindered the redevelopment of this area of the City. The proposal seeks to reverse this long-standing trend and add to the revitalization of this area of downtown Las Vegas.

The strengthening and diversification of the economic base of the Redevelopment Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth.

A key component of transforming the downtown core of the City is economic diversification and attracting new residents. New development brings with it the opportunity for installation and construction of needed site improvements; this mixed use project will provide all necessary improvements required by the City to mitigate impacts created by this development.

SITE PLAN REVIEW APPROVAL CRITERIA

Title 19.18.050 (E) establishes the criteria for Site Development Plan review. They are:

1. The proposed development is compatible with adjacent development and development in the area.

The proposed mixed use tower is less intense in terms of density and intensity of development than those recently approved on the west side of Las Vegas Boulevard. It is recognized that the John S. Park single family neighborhood lies directly to the east, however, in terms of

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visual, shading and other concerns associated with high rise development in close proximity to single family residential, all of the previously approved projects will have greater impacts to the neighborhood than this proposal.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards manual, the Landscape Wall and Buffer Standards and other duly-adopted city plans, policies and standards.

This project will be in general conformance to the General Plan, Downtown Redevelopment Plan and the Redevelopment Plan of the City of Las Vegas. It implements the overall objective of approving high intensity, mixed use development in the downtown area to redevelop, revitalize and add vitality and economic diversification to the downtown. In terms of meeting all the technical standards of the Downtown Plan, minor waivers will be requested to the build to line and building step back criteria of the Downtown Centennial Plan.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

All improvements required by the Department of Public Works and Fire Services will be provided. The traffic circulation is such that it will not increase neighborhood traffic into the adjacent single family neighborhood.

4. Building and landscape materials are appropriate for the area and for the City.

The building materials depicted on the attached plans are intended to provide a modern, mixed use high rise that is an attractive, vibrant and exciting addition to this area of the City. The landscaping will be in keeping with the standards established in the Downtown Centennial Plan.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance and create an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area.

The elevations and design of the building are designed to bring excitement and vitality to the downtown area. They will add to the vibrant environment that will be created with this, and other approved projects along the Las Vegas Boulevard corridor.

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6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

There are no uses proposed in this project that would endanger the overall health, safety and public welfare of residents or businesses located in this area of the City.

WAIVERS

The following waivers to the standards of the Downtown Centennial Plan are requested:

1. Section VII, Design Standards per District, Section C (1).

This section of the Plan requires 70% of the first story facade to be aligned along the front property line.

This waiver is requested so that the project can provide an attractive, well landscaped pedestrian pathway to enhance the appearance of the project.

2. Standards requiring the provisions of step back at the 4th, 11th and 18 stories of the building.

The building will provide a step-back at the podium level, which will be at the 7th floor of the structure. This provision is one commonly waived with mixed-use high-rise development; there will be significant articulation and fenestrations provided to off set the additional step backs.

SUMMARY

The overall objectives of the Downtown Centennial Plan and the Redevelopment Plan are to create a vision for the downtown area of the City that results in a vibrant, exciting, economically viable core, where people will want to live, work, shop and play. The downtown area is in the midst of a renaissance, as older, stagnant areas are being replaced by modern, urban, intense mixed-use high rise developments that will bring life and excitement to areas in sore need of redevelopment, such as the Las Vegas corridor south of Charleston Boulevard.

A key component to sustaining the momentum being built to re-invigorate the downtown core of the City is to continue encouraging the development of modern, integrated, very urban mixed use projects of high density and intensity to stimulate growth and investment in the Downtown plan area. These types of projects will continue to strengthen and diversify the economic base of the Redevelopment Area. They will, in time, eliminate the blighted, obsolete and

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deteriorating buildings currently in existence with new development that will provide a socially balanced community providing jobs and housing for persons of varying social, economic and ethnic groups as stated in the Redevelopment Plan.

For the reasons stated above, we believe the project associated with these applications is exactly what was envisioned when the Downtown Centennial Plan and Redevelopment Plans were adopted. We respectfully ask for your favorable consideration of this application. If you need any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "David Clapsaddle", written in a cursive style.

David Clapsaddle
Director of Planning

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