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05-04

May 14, 2007

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

Subject: *Neon Heights Mixed Use Development
Tentative Map
APN Numbers 139-34-612-084*

To Whom It May Concern:

On behalf of our client, Mr. Justen Martinez, we respectfully submit the subject application for your consideration. The proposed site is generally located within the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East (APN Numbers 139-34-612-084) and is bordered by Eighth Street to the West, Fremont Street to the North and Carson Avenue to the South.

Mr. Martinez intends to develop this site (APN Numbers 139-34-612-084) into a project consisting of 38-Story, 395-Unit Condominium Development with 15,892 square feet of Retail and 9,050 square feet of Office Space within a gross area of approximately 1.39 acres within this (net) tentative map. Currently the subject land is zoned General Commercial (C-2) and to the North, South, East and West the current zoning is the same. Additionally, a Special Use Permit (SUP-18637) and Site Development Review (SDR-18638) were heard and approved at City of Las Vegas City Council on February 21, 2007. Furthermore, the Site Development Plan (SDR-18638) included three waivers for the reduction for downtown building setback, downtown streetscape requirements, and parking structure setback.

This development will act to benefit the public welfare, as the proposed product will be in line with that of what currently exists in the adjacent properties. Mr. Martinez believes this request to meet the goals, objectives and policies of the City's Comprehensive Plan while continuing to provide the surrounding neighborhood with an aesthetic and desirable product.

Please schedule this tentative map to be heard by the Planning Commission on the next available date. Should have any further questions, please do not hesitate to call.

Very truly yours,

Ace Engineering

Tony Singh
Sr. Project Manager

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