

October 9, 2007

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

APN: 139-34-410-021 and a portion of 139-34-410-022

Re:

- a. Site Development Review
- b. Special Use Permit for Mixed Use

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and a Special Use Permit for the project now known as "Solterra Lofts". This is a mixed use project containing ground floor commercial and condominium residences above the ground floor at the northeast corner of 1st Street and Hoover. All of the parking for this project will be located in a parking structure on the basement, second, third and fourth floors. These parcels are currently zoned C-M and are in the Downtown Centennial Plan. We are requesting that all parcels be re-zoned to C-2.

This is a mixed-use 14-story project and will be 175' feet in height. The ground floor will have 5,000 sf of commercial space. There are 130 units provided in the project. Access to the basement parking will be from 1st Street and access to the retail/employee and resident parking will be off of the alley on the east side of the project. Parking is provided at a 1:1 ratio for the residential units and 3 spaces have been provided for the retail. There is also on street parking available in the vicinity, and the new bus route that will run along 3rd street will provide additional access to and from the site.

The structure will have stone veneer and insulated glazing at the ground level retail portion of the building, transitioning to concrete composite, metal and stucco panels for the upper stories. There are also glass railings at the residential balconies. All mechanical equipment will be fully screened from view.

The owner desires to provide quality condominium housing within the downtown area of the city. This residential and commercial development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a positive transformation.

We have made every attempt to follow the City of Las Vegas Title 19 as well as the Centennial Plan in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture



SUP-25070
11/29/07 PC