

BRESLIN BUILDERS

GENERAL CONTRACTOR

4206A.01

August 13, 2007

City of Las Vegas, Planning and Development
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: 521 South Third Offices – Land-Use Design Review Submittal

To Whom It May Concern:

We are hereby requesting that a Site Plan Review be approved for a proposed 15,756 three story office project with an enclosed parking garage and a roof top amenity area located at 521 South Third Street (just north of Bonneville Avenue), located within the Office Core area of the Downtown Centennial Plan area. The APN for the proposed project parcel is 139-34-311-092. The use is consistent with the surround area and the Downtown Centennial Plan and the architectural design and proposed material selections, including stone, pre-cast concrete, slate, and copper, will bring value to downtown area.

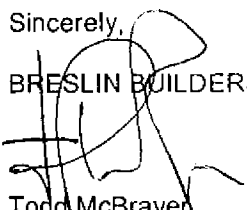
We are also requesting a Waiver to Design Standards for the parking requirements. Per Title 19A, 53 stalls would be required for this project. We are able to provide eleven parking stalls in the enclosed parking garage on the main level. The project is intended to employ no more than ten people based on the office design and the parking provisions will accommodate this number. As with most downtown projects, any clients, customers, and visitors to this place of business will be required to park elsewhere, including on-street metered parking, the public parking garage one block to the north and at the adjacent metered parking across the street as part of the Regional Justice Facility. Additionally, this project is located in the Downtown Centennial Plan area and is consistent with other developments in the area where a reduction in the parking requirements was granted. With these reasons in mind, we respectfully request approval of this waiver. Per Public Works requirements, the project has been designed with a minimum 24 foot wide drive isle per City requirements and considerations for site visibility to the alley have been adjusted.

The proposed building is consistent with the objectives of the parcel's current zoning of C-2. The proposed use will have no measurable negative impact on the adjacent properties. Adequate assurances of continuing maintenance have been provided by the developer and any significant impacts on the environment will be mitigated to the practical extent.

If you require any additional information or clarification, please do not hesitate to contact our office at (702) 798-3977.

Sincerely,

BRESLIN BUILDERS


Todd McBrayer
Director of Design

TMM

encl.

RECEIVED
AUG 14 2007

**SDR-23906
09/27/07 PC**

Visit our web page at: www.BreslinBuilders.com

4206A.01 Design Review Justification Ltr.070813.doc