

October 16, 2007

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

APN: 139-34-510-042, 033 and 032

Re:

- a. Site Development Review and
- b. Special Use Permit (Hotel Lounge Bar)
- c. Waiver of the 70% Build to Line (along Las Vegas Boulevard and Ogden)
- d. Waiver of the 5' amenity zone and 10' sidewalk (Along Ogden)

To Whom It May Concern:

We respectfully submit this application for a Site Development Review, a Special Use Permit and a waiver on the project at the northwest corner of Ogden and Las Vegas Boulevard. This project will be known as "4Spa & Bungalows". This project is currently zoned C-2 and is in the Downtown Centennial Plan and the Downtown Casino Overlay District.

The 4Spa & Bungalows will be a hotel, spa, and bar. All self-parking for this project will be off site. Guests can also drop off a vehicle with a valet attendant in the alley on the west side of the site. We are providing 68 valet parked spaces at 209 and 217 N. 4th Street. In addition, there are 680 self parking spaces in the Neonopolis parking garage and 1472 parking spaces in the Fremont Street Experience parking garage. The parking garages are approximately 500' away and accessible on foot. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of parking in close proximity to the new project.

This will be a one-story project and will be 25' high. There will be 7 hotel suites on the property. There will also be a bar, swimming pool, pool deck, restrooms and other ancillary structures.

The building will be set at the property line along the north side of the lot. On the south, east and west sides, there will be a 3' landscape strip filled with cypress trees and buffering an 8' high screen wall around the interior courtyard of the property. The idea is to create the first Four Star Boutique Hotel in Las Vegas and have an exclusive feel to the project. Due to the location of the existing curb and the alignment of the travel lanes in Las Vegas Boulevard, the full 10' sidewalk and 5' amenity zone is not able to be obtained. Therefore, we have provided a 5' amenity zone and a 6' sidewalk along Las Vegas Boulevard with a 3' setback which will create a buffer of cypress trees between the sidewalk and the building. Also, due to the location of the existing curb and the alignment of the travel lanes in Ogden, the full 10' sidewalk and 5' amenity zone is not able to be obtained. Therefore, we have provided a 5' sidewalk along Ogden with a 3' setback which will create a buffer of cypress trees between the sidewalk and the building. We are also complying with the request to provide a 25' radius at the corner of Las Vegas Boulevard and Ogden and this will transition into the existing parking lane at the north side of Ogden.

We have followed 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 a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

RECEIVED
PLANNING AND
DEVELOPMENT

OCT 17 4 34 PM '07

RECEIVED