



January 25, 2008

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

Re: Revised Justification Letter Regarding Application(s) for
SDR-25773, SUP-25775, ZON-25776, VAR-25778, SUP-25779
For the Property located at NEC Sahara Avenue & 6th Street
APN #'s 162-03-801-011, 013, 014, 015, 120, 099; 162-03-811-000 (the
"Property")

To Whom It May Concern:

This letter is written on behalf of the applicant, Exceed Development LLC, and shall serve as the required justification letter for the associated applications for the parcels listed above, an approximate 7 net acre mixed-use project at the Property.

The Property is located on the north side of Sahara Avenue and the east side of 6th Street. A portion of the Property, APN #162-03-801-099, lies within the City's Redevelopment Area. The General Plan calls for the land-use to be "C" and "SC" or General Commercial and Service Commercial.

The specific SUP applications and requested waivers associated with this Site Development Review and Re-Zoning application are as follows:

- SUP requested for Mixed-Use in a C-1 zone
- SUP requested for Height within Airport Overlay
- Variance requested for encroachment into the height/setback along a street classified as a collector or larger.
- Waiver of Development Standards requested for encroachment into the residential adjacency height/setback.

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The attached Site Development Review, Special-Use Permit, Variance & Waiver applications seek approvals for:

- ~~1,105~~ **673** units of Residential Condominiums
- ~~179,860~~ **108,500** square feet of flex Commercial Lease Space of which ~~10,660~~ **36,200** square feet is retail and ~~169,200~~ **72,300** square feet is office.
 - 10,660 square feet of Retail directly fronts Sahara Avenue

The proposed development, as submitted, consists of ~~one-two~~ buildings, **divided by a driveway ramp**, with ~~a-four~~ (4) levels of underground parking garage. The remainder of the parking would be in **an** above-ground parking garages **on the south end of the property. The parking would occur** on Levels 2-~~7~~ **5** along with office lease space. The Ground Level would primarily be the retail/**restaurant** lease space and back of house functions ancillary to the condo function. An amenities deck, including the pool, spa and outdoor terrace, would be on Level **8 2 for the north building and on level 6 for the south building**. Therefore, the first ~~eight-six~~ (86) levels shall serve as the **south building's base while the north building's base will consist solely of the 20' retail base**. The condominiums will begin at Level 8 and continue up to Level ~~43~~ **30** to a maximum height of ~~500'~~ **345'-0"**.

As illustrated on the attached site plan, the building coverage occupies approximately 46% of the site providing for a highly pedestrian-friendly plaza in front of the retail along Sahara Avenue and a pair of beautifully enhanced and landscaped entries and porte cocheres off of 6th Street. Also incorporated into the design is an approximate .83 acre park/green space located on the east side of the development, adjacent to and acting as a buffer to the neighboring residential properties. This would be available to both the residents of the development and to the neighborhood surrounding the development. The development mimics many of the development standards set forth in the City of Las Vegas Downtown Centennial Plan in order to provide a consistency with developments that are planned to west and help promote pedestrian activity along Sahara Avenue and 6th Street.

In order to help with concerns from the neighboring residences, the tallest portions of the project are pushed as far south from the neighborhood to the north and as far east from the neighborhood across Sixth St. Additionally, where the development is closest to existing homes, the north end of the property, the building has a more "mid-rise residential" feel with four (4) levels of residential units directly atop a 20' retail base consistent with similar developments recently approved and constructed adjacent to existing homes.

By virtue of the attached applications, the City of Las Vegas is presented with another opportunity to promote additional redevelopment and more intense land uses downtown. This project specifically will further restore vitality and economic opportunities and give overall direction to future public and private improvements throughout the (redevelopment) area. We are confident this project will enhance the momentum for further needed redevelopment along Sahara Avenue moving east from Las Vegas

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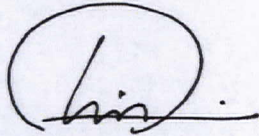
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Boulevard. The City Council has frequently asserted its desire to have quality new residential development in the Downtown area, and this development plan fits the standard.

The approval of this project will allow the City to meet many of its design goals and objectives for land use, urban form, pedestrian environment, and image and character in and adjacent to Downtown Las Vegas.

We greatly appreciate your time and effort in the review of this development proposal. If you have any questions, or require further information, please do not hesitate to contact me at 702-946-8195.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris", enclosed within a large, loopy circular flourish.

Chris Richardson, Ed Vance & Associates
on Behalf of Exceed Development, LLC.

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