

November 20, 2007

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

APN: 139-34-410-023, 024, 025 and 139-34-310-028

Re:

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

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and two Special Use Permits for the project now known as "Solterra Towers". This is a mixed use project containing ground floor commercial, parking on the basement level and levels two through eight, and condominium residences on levels nine through fifty at the southeast corner of 1st Street and Gass. These parcels are currently zoned C-M and are in the Downtown Centennial Plan. We have requested that all parcels be re-zoned to C-2 with ZON-25069.

This is a mixed-use 50-story project and will be 550'-0" in height. The ground floor will have 15,000 sf of commercial space. There are 700 units provided in the project. Access to the parking structure will be primarily from First Street and secondarily from the alley on the east side of the site.

The structure will have stone veneer and insulated glazing at the ground level retail portion of the building, transitioning to concrete and painted metal mesh for the parking structure. For the residential units, there will be concrete panels and insulated glazing. 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 transformation.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will 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-25267 SUP-25268
SDR-25265 REVISED
12/06/07 PC

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