

March 10, 2008

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

RE: **APN: 139-34-611-018**
Subject: Application for Extension of Time

Dear Sirs:

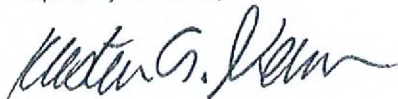
We respectfully submit this application for an **Extension of Time for two years** for our currently approved Site Development Review and Special Use Permit on the project at 601 Fremont Street. This project is currently zoned C-2 and is in the Downtown Overlay District, the Downtown Casino Overlay District, the Downtown Entertainment Overlay District and the Live/Work Overlay District.

601 Fremont Street will be a mixed-use high-rise residential condominium and condo/ hotel development located on the corner of Fremont Street and 6th Street in the City of Las Vegas. This project will provide a true mix of retail, entertainment, and residential components into one development. The project contains approximately 25,000 square feet of commercial space on the first level. We envision an exciting mix of retail shops, restaurants and bars/clubs for this development. The project also contains 464 condominiums, 163 condo hotel units contained within two towers for a total of 627 units. Both towers are 35 stories tall, and approx 450' feet in height. We are providing parking for this mixed use development in a six story parking structure. 760 spaces will be for the residential and 47 will be for the retail and entertainment with a total parking provided of 807. Also, regarding parking for the entertainment and retail portion of the project, there are approximately 22 parking spaces located on Fremont Street and 6th Street and there are 680 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.

The project at this stage remains unchanged from the original entitlement application.

We hope that you will join us in our attempt to bring a much-needed high caliber project into this area, which has been in a state of decay for several decades now. Please consider this project as a positive impact on the City of Las Vegas and the surrounding area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

EOT-27347
05-07-08 CC