

July 29, 2008

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

APN: 162-03-115-001 and 002

Re:

a. Vacation for alley and public access easement off of 3rd Street and 3rd Place

To Whom It May Concern:

We respectfully submit this application for a Vacation for the alley and public access easement for the project now known as "Aquarius Residences". This is a mixed use project containing ground floor commercial, live work units and condominium residences above the ground floor at the southwest corner of Charleston and Fourth Street. All of the parking except for required residential handicap parking for this project will be located in an automated parking structure on the Southeast Corner of Casino Center and Coolidge. These parcels are currently zoned C-1.

The project is a mixed-use 12 story project. The ground floor will have commercial space for lease. Public parking for the Charleston and 4th Street portion of the retail is not provided on site in the attempt to create a walk-able corridor within the downtown area. To create and maintain a thriving urban community, retailers need pedestrian traffic passing by their establishments. With this project, we are promoting a walking lifestyle that is guided by the location of the residence in relation to the vehicle. The walking route between the two is less than ¼ mile. In addition, the new downtown BRT (bus rapid transit) will make it's way south on Casino Center with a stop at Coolidge (our parking structure site) and have a new route directly across Charleston tying into 3rd Street with another stop at the west side of our development. The traffic signal will be relocated from Charleston and Casino Center to Charleston and 3rd, which will further invite pedestrian and public transportation to travel in between our two sites.

We are requesting a vacation of the 20' service alley directly off of 3rd Street, just south of Charleston. This will become the only vehicular access for the project. Off of this new vehicular access will be drop off areas for residents, handicap parking, and service loading and unloading. We are also requesting a vacation for the public access easement and public right of way off of 3rd Place. The new development will cover this area to give a strong retail presence along Charleston.

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

VAC-29235
09/11/08 PC

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