

March 5, 2009

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

APN: 162-03-110-002
162-03-110-003
162-03-110-004

Re:

- a. Rezoning
- b. Site Development Review
- c. Special Use Permit for Mixed Use
- d. Waiver of Required Stepbacks
- e. Waiver of Sidewalk Width
- f. Waiver of required Landscape Buffers

To Whom It May Concern:

We respectfully submit this application for a Rezoning, Site Development Review, Special Use Permit and Waiver for the project now known as Aquarius Apartments at Third. This is a mixed use project containing ground floor commercial and "for-rent" residences above the ground floor on 3rd Street just south of Charleston. These parcels are currently zoned C-1 and R-4 and are in the Downtown Centennial Plan. We are requesting that all of the properties be rezoned to C-1 to provide continuity throughout the site.

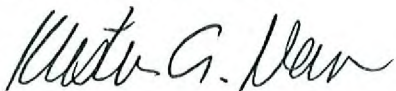
The project is a mixed-use 16 story project and will be 185' feet in height. The commercial space is located on the ground and second floor with 7,500 SF and 14,000 sf respectively. Public parking for the retail is not provided in the attempt to create a walkable corridor within the downtown area. Public transportation is also available on Las Vegas Boulevard and Charleston as well as the future ACE bus system which will proceed down Third Street. Ingress and Egress into the site will be off of 3rd Street and a cross access agreement will be filed with the landowner to the east.

This project will have stone veneer and insulated glazing at the ground level retail portion of the building, transitioning to a cementitious preformed panel for the upper stories. We are asking for a waiver of the required stepbacks due to the nature of the building systems used. All mechanical equipment will be fully screened from view. We are also requesting a waiver for a 5' sidewalk along Third where 10' is required. The sidewalk is existing and was recently constructed by the City of Las Vegas. We are also requesting a waiver of the landscape buffer of 0' for a portion of the south property line and 3'-2" along the east property line where 8' is required.

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment approximately 238 units will be ground floor commercial space. This residential and commercial development will be an asset to the city 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. Please 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

ZON-33588 SUP-33590
SDR-33587 04/09/09 PC
REVISED