

December 15, 2009

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

APN: 139-34-111-038

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this application for a Site Development Review, for a new commercial building at 25 Fremont, between the Golden Nugget and the Pioneer Club. This project is currently zoned C-2 and is in the Downtown Centennial Plan and the Downtown Casino Overlay District.

This new commercial building is an infill project located immediately adjacent to the existing Pioneer Club. This project will be built on the vacated portion of 1st street, just west of the Golden Nugget. This building will be 7,500 sf and will contain commercial space along with auxiliary offices and storage space. This design is strictly for the exterior of the building as the exact tenant for the space is still to be determined. Patrons will access the building from under the "Fremont Street Experience".

Since this project is located in the Downtown Centennial Area, the parking standards from Title 19 are not automatically applied, and no parking is provided on site. However, there are 680 self parking spaces in the Neonopolis parking garage and 1472 parking spaces in the Fremont Street Experience parking garage. These parking garages are accessible on foot. Also, parking is available in the Golden Nugget parking structure and the project would be accessible through the Golden Nugget. In addition, Public transportation is available on Las Vegas Boulevard.

Since this is an infill project and is situated along the existing Fremont Street Experience, no new landscaping is provided.

We have followed the 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 a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture



SDR-36936
01/28/10 PC