

APTUS

April 6, 2007

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

APN: 162-03-115-001 and 002
139-34-410-056, 057, 058 and 059

Re:

- a. Rezoning
- b. Site Development Review
- c. Special Use Permit for Mixed Use
- d. Vacation for alley and public access easement off of 3rd Street and 3rd Place
- e. Waiver of Required Stepbacks

To Whom It May Concern:

We respectfully submit this application for a Rezoning, Site Development Review, Special Use Permit and 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 P-R, C-1 and C-2 and are in the Downtown Centennial Plan. We are also requesting that two portions of the principle parcel # 162-03-115-001 be rezoned to C-1 to eliminate the split zoning and to provide continuity throughout the Charleston and 4th Street site.

The project is a mixed-use 12 story project and will be 160' feet in height. The ground floor will have 70,000 SF (58,000 SF at the Charleston site and 12,000 SF at the Casino Center site) of commercial space. 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.

For the Casino Center and Coolidge site, ingress and egress into the parking will be off of the alley which intersects Coolidge Avenue. The parking structure is fully automated and is not-occupied. There will be 1500 parking spaces inside the structure. The spaces will be for the residents of the Aquarius Condominium Residences and for residents and employees of the Arts District and the general downtown area. There will be ground floor commercial along Casino Center which could also tie into additional gallery space for the growing Arts District. The intent of the design of the parking structure is to become a living canvas to display art and movies and to help bring the arts district to the next level.

We are requesting a vacation of the 20' service alley directly off of 3rd Street, just south of Charleston. This will become the west end of the vehicular access for the project, with another ingress/egress off of 4th Street. Off of this new vehicular access will be drop off areas for residents, handicap parking.

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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.

The Charleston and 4th Street Site 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. There are also glass railings at the residential balconies. We are asking for a waiver of the required stepbacks for both sites due to the nature of the building systems used. All mechanical equipment will be fully screened from view.

All work along Charleston will be submitted and approved through Nevada Department of Transportation. The existing sewer easements running through the Charleston and 4th Street site will be removed and relocated.

The owner desires to provide much needed and obtainable rental housing within the downtown area of the city. To compliment approximately 1,100 condominium residences for rent will be almost 70,000 square feet of commercial space. 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,

A handwritten signature in black ink, appearing to read 'Kristen G. Neuman', with a stylized, flowing script.

Kristen G. Neuman, AIA
APTUS Architecture

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