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This project will be for a 5 story mixed use office / apartment building. There will be office access on first floor with apartments on floors 2-5. This project is in conformance to the existing master plan in the area. This will bring a much needed affordable apartment living to the downtown area. The office project, consisting of 3 offices and 1 conference room, will need a total of 5 employees and have regular business hours from 8am – 5 pm.

There is no requirement for parking but 8 parking stalls, including 1 handicapped parking, and bicycle parking are provided on the first floor. This parking will be available for tenants or office staff to use. This project is located centrally to take full advantage of the Regional Transportation Center.

This project is being built to take full advantage of the lot size. There will be no landscape provided on site. This is in conformance to the surrounding area. The owner will sign covenant for future utility development.

The design is a combination of modern and retro Vegas. We feel this design will compliment the downtown development currently underway. The owner will hire a local artist to design an appropriate mural on the north and south faces to help alleviate the stark look of these walls.

Due to the close proximity of the exterior walls to the adjacent property, no architectural articulation/details are provided on the north and south faces. We understand that architectural articulation on street level is required per Interim Downtown Las Vegas Standards, with that in mind we are requesting a waiver to allow us exception to this requirement.

With all these items in mind we would like your approval recommendation for this project.

Thank you,

A handwritten signature in black ink, appearing to read 'Sheldon Colen', is written over a large, stylized, circular graphic element.

Sheldon Colen
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