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4 Charleston Urban Lounges

SE Corner of Main & Charleston, Las Vegas, Nevada
APN# 162-03-110-075

Justification Letter

Dated: May 29, 2007
Revised: July 10, 2007

The purpose of this letter is to request a site plan review for the proposed development, **4 Charleston Urban Lounges** located on Charleston Ave. just east of Main Street in Las Vegas, Nevada.

This application is for a Site Plan Review, 3 Urban Lounge special use permits, and 3 business related gaming special use permits. Please refer to the attached site plan, floor plans, and exterior renderings.

There is an existing +/- 6,000 SF building currently on this property. Originally, the owner wanted to remodel the space to accommodate the 2 Urban Lounges and a restaurant (also considered an Urban Lounge). The original structure was constructed out of un-reinforced masonry in the year 1948. After an inspection of the existing building by our structural engineer and general contractor, the structure was considered unsuitable for the extent of the remodel. Now we are moving toward a new structure, with the same main level floor plan, and with 2nd floor offices added. The proposed uses are acceptable with the current C-2 Zoning.

The plans depict a two story building at the center and north portion of the site. The building is well within the allowed height limits, the height of the current design is 35'-0". After working with Staff, the plans were revised to show the building setback 9'-0" in the front, see site plan dated 07-10-2007. The front setback is to allow for 3 street trees and 2 benches to conform to the Arts district section of the Downtown Centennial Plan. The side setbacks will remain the same as the existing structure, directly on the property line. The rear setback was reduced from +/- 75'-0" to +/- 46'-0".

The project includes pedestrian access along Charleston Ave. to both Urban Lounges and the restaurant. The upstairs office, as well as the urban lounges and restaurant, are also accessed by the alley way to the south of the property. Vehicular access will also be from the southern alley. Fire access may be entered from both Charleston Ave. and the alley.

The applicant requests 3 separate Special Use permits for the 2 Urban Lounges and restaurant (also to be considered an Urban Lounge).

Parking requirements are exempt under the Urban Lounge designation; however, 7 parking spaces will remain on the site. An ADA van accessible parking stall, as well as a 10'x25' loading zone, was added to the site plan. A bus stop exists directly in front of the property along Charleston Ave.

The required landscaping, 10 SF per parking stall and 2 trees, are provided on the property. Please refer to the attached site plans.

SUP-22264, SUP-22265, SUP-22266
SUP-22874, SUP-22875, SUP-22876
SDR-22267, REVISED 07/26/07 PC

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The applicant requests waivers to the Centennial Plan in order to create a successful project:

a. The first waiver is for overhead utilities to be allowed. This property is located mid-block in a very dense developed district. Adjacent utilities, such as power and phone, exist overhead and will need to be tapped into. **The applicant no longer requests this waiver.**
b. The second item is to waive ½ alley improvements. Again, this property is located mid-block on an extremely tight alley. In either direction, it is not possible to install the alley improvements per the Centennial Plan. **The applicant agrees to sign a covenant running with land for alley improvements.**
c. The third waiver is to remove the requirement for improvements to Charleston Ave. The existing, and proposed, buildings have a zero lot line. With a building on the east side, there is no room to expand for typical street improvements and landscaping. The applicant wishes to keep the front facade along Charleston without a setback. **The applicant has agreed to setback the building 9'-0" from the back of sidewalk to allow for improvements along Charleston. See revised site plan submitted on 07-10-2007.**

Located in the heart of the Arts and Entertainment District along Charleston Ave., this project is appropriate for the area and the development will vastly improve the current vacant building. The vernacular of the Architecture is modern and stylish complementing this vibrant area of town. The proposed uses will support a lunch time crowd, night-time entertainment, as well as a must-stop watering hole on First Fridays.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

Scott L. Brown, AIA, NCARB
Principal

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