



November 2, 2018

Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: **Charleston Hall – Restaurant / Bar / Apartments – Justification Letter**
110 E Charleston Blvd., Las Vegas, Nevada 89104

Dear City of Las Vegas Planning Department and City Council Members,

This letter of justification is written to obtain support and approval from the City of Las Vegas for the remodel on an existing single level building located in the 18b Arts District into a vibrant new mixed-used development containing six (6) restaurants and a large bar (Tavern-Limited use) on the first level and six (6) one bedroom, two bath apartments on the second level (all with outdoor patios).

Our team has spent the past several months conducting due-diligence and investigating the structural integrity of the existing building while simultaneously designing the new project. It has been determined that the existing building will mostly need to be demolished except for the two perimeter masonry walls and footings at the east and west property lines. The design will incorporate an outdoor seating area for the tavern and a shaded, canopied entrance feature which will engage the pedestrian. Furthermore, the overhangs from the second-floor apartment patios will create thought-provoking shadows and form interaction which will excite the senses of the occupants and passers-by. In addition, the use of the space will highlight local and visiting artists work on display while entertaining the occupants with live music via piano or DJ at least twice a week. We feel this artistic community-engaging building design will be a significant addition to the 18b Arts District on Charleston, adding to the already promising renaissance of this unique downtown area.

The current building consisted of a single level 7,500 SF commercial building with retail and office space. The proposed remodel consists of 8,800 SF on the first level (restaurant & bar) and 8,316 SF on the second level (apartments) for a total building area of 17,116 SF. At the rear (south) of the building, off the alley, additional interior space will be added, along with on-site loading and a trash enclosure. Like many other downtown properties, this site is parking challenged. The owner is also working on an off-site parking plan which will be presented to the City for future consideration once finalized for neighboring property owners. The following waiver of standards are requested to support this engaging project:

1. Required property line building frontage of 75%. This will help support outdoor seating area as shown on the north side of the building.
2. Screening of transformer and water district equipment when placed, to allow for adequate access to the utilities for servicing

My firm is located at 8 E Charleston Blvd., just two doors down from this exciting project. Since moving our office to the Arts District in December of 2011, we have witnessed sustained organic growth. This project is very fitting and will be an amazing addition to our neighborhood while providing additional food, beverage, entertainment options AND housing which is a vital component to any emerging urban area.

We appreciate your review and consideration of the project and welcome your feedback.

Best Regards,

NOVUS Architecture, LLC
Dwayne R. Eshenbaugh, AIA
Principal

8 East Charleston Boulevard | Las Vegas, Nevada 89104 | 702.522.9292 O 11/14/18 9596 F
Dwayne R. Eshenbaugh, AIA, NCARB, LEED AP BD+C

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Principal



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