

Tuesday, November 14, 2023
City of Las Vegas
Planning Department
495 S. Main St. Las Vegas, NV. 89104

JUSTIFICATION LETTER
SDR / Variance
Project # 22-0624
LVB & OAKEY ADDITION
1701 LAS VEGAS BLVD & OAKEY AVENUE, Las Vegas BLVD, NV 89104

Please accept this Justification letter on behalf of Kamran Fouladbakhsh of Proview Series 36 LLC (the applicant), located at 1701 LAS VEGAS BLVD & OAKEY AVENUE, Las Vegas BLVD, NV 89104.

The existing site and buildings were used as an old Mechanics Garage on 0.93 acre site, which is Currently C-2 – General Commercial Land use designation and we request NO change in zoning. We are requesting this to develop the existing site and building with the intent to have future tenant(s) for Multiple Breweries/Restaurants uses.

We will increase the building footprint from its existing 16,084 SF to a Total of 28,536 SF. The Existing Building at street level (1st Floor) will be increase to 27,260 Square Feet Shell building with Elevators & Stairs to access the 2 Rooftop shaded patio area (6,998 Total Square Feet) for outdoor Lounge & Dining experience. A New building named the “Tequila bar” with a footprint of 1,276 SF with a rooftop deck of 1,167 SF will be added. This will make the overall Gross total of 36,701 SF.

We will not have onsite parking and are requesting a parking waiver for this site. We proposed parking alternative located at 1621 S. Main Street, an Existing Parking Lot with 65 Parking Spaces which includes 2 H.C. Spaces and 1 Van Accessible Space. Many other parking structures will be built in the next couple of years which will be walking distance.

An additional Waiver request to have the RPPA & RPDA in the Existing 7’-0” Amenities Zone R.O.W.

We are looking forward to being a member of the Downtown District and the rehabilitation movement, providing a concept that will not only aesthetically enhance but also engage and connect the existing neighborhood & community. Please see the enclosed Site, floor plan and rendering exhibits as reference to the above.

Thank you
Kamran Fouladbakhsh
Kamran Fouladbakhsh
Owner
3726 S. Las Vegas Blvd, #3005W
Las Vegas, NV 89158

23-0598
11/16/2023