

P. K. THISTLE ARCHITECT
7383 Atacama Avenue
Las Vegas, Nevada 89179
PH: 702-435-1814
pkthistlearchitect@yahoo.com

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THE WESTSIDE RESIDENCE

JUSTIFICATION LETTER FOR ZONE CHANGE, VACATIONMENT, VARIANCE, SPECIAL USE PERMITS & SITE DEVELOPMENT REVIEW APPLICATIONS

25-0111-SDR1 - SITE DEVELOPMENT PLAN REVIEW

The proposed project consists of a 21 story building which includes 336 Apartment units which includes studio, 1 bedroom, 2 bedroom and 3 bedroom apartment units. The project also includes a Restaurant, , a Parking Garage with 479 parking spaces (and 36 bicycle spaces) and a pool deck.

The proposed project is located on at 1417 F Street / 615 Van Buren Avenue & 619 Van Buren Avenue. The adjacent parcel (600 Jackson Avenue) which is also owned by this applicant holds a Nonrestrictive Gaming use, along with a grandfather Tavern use. These allowable uses make this property very unique in Las Vegas and as such increases the value of the property. In order to make the best use of this property, it is imperative that the maximum use of the property be developed. The owner of this property has acquired the remainder of the properties bounded by Jackson Avenue on the south, Van Buren Avenue on the north, F Street on the east and G Street on the west. This application includes all properties located on this block.

This property is located in the Historic Westside and is part of a Revitalization Zone. A portion of the "Hundred Plan" calls for the "Revitalization of Historic Jackson Street". The Hundred Plan recommends establishing a walkable community with amenities to serve the residents. The Hundred Plan also recommends a "Catalyst Project" at a key intersection of Jackson Street and D Street or F Street with neighborhood coffee shops along with other support facilities. The Hundred Plan recommends repurposing buildings to celebrate the history of Jackson Street. The Plan recommends developing existing empty lots with mixed-use buildings and plazas including positive street life generators such as interactive shop fronts, cafes and music venues and a boutique hotel. The plan calls for a plan to reactivate Jackson Street to become a landmark destination. All of these recommended uses are intended to support the local economy. In addition to this, the (SAS) Southern Nevada Strong report stresses the critical need in this community to develop the vacant land located in the Historic Westside neighborhood and to address the lack of available housing.

In conjunction with the Site Development Plan Review, we hereby request the following waivers:

- 1- Driveway width of 24' where 32' is required. Please be advised that the proposed project is designed with a parking garage which has been designed with 90 degree parking in accordance with Table 19.08.110(c) which requires a minimum isle width of 24', which is what we are proposing.

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2- We hereby request a Waiver of Development Standards Section 19.09.E.020 as follows

MAIN BUILDING BODY:

- Dimension A: Main building body width: Allowed: 100% of lot (max).
- Provided: 93%
- Dimension B: Main building body depth: Allowed: 175' (max.)
- Provided: 123'
- Dimension C: Secondary wing width: Allowed: 70' (max.)
- Provided: 280' at parking garage levels
- Provided: 66' at levels 4 and above
- Dimension D: Secondary wing depth: Allowed: 70' Max)
- Provided: 61'

25-0111-ZON1 - REZONING FROM T4-N TO T5-MS

We hereby request that the subject property (fbcf13927110061, 13927110060 & 13927110059) be changed from its current zoning of T4-N to a T5-MS zone.

The original zoning for this site consisted of C-2 & R-3 zones. The City of Las Vegas rezoned this property to T4-N which is the current zoning. The City rezoned the properties fronting on Jackson Avenue to T4-C and the properties fronting on Van Buren Avenue to T4-N. It is our belief that the 600 Jackson Avenue parcel which had a prior zoning of C-2 which allowed a tall commercial building was the appropriate zoning for a property with a non-restrictive gaming use. The current property owner has been involved with this property for the past 10 years and has always intended to fully develop the property including building a facility that could accommodate the minimum 200 room hotel requirement. Due to the lengthy legal proceedings with this property, the current owner was not involved with the city when they changed the zoning from C-2 to T4N and T4-C. After extensive analysis, the current owner has determined that developing this property in compliance with the Form-Based code for T4-N and T4-C zones would not be financially feasible. He further believes that developing this project with the 60 floors would provide the catalyst project recommended in the Hundred Plan, not to mention the great number of jobs that it would generate, not only during construction but also for many years to come. He also believes that this project would provide the revitalization that the Historic Westside neighborhood has needed for a long time.

25-0111-VAC1 – PETITION TO VACATE

We hereby request the vacation of the 20 foot wide alley located on the property adjacent to 139-27-110 between F Street and G Street. The proposed development includes the entire property with the bounds of Jackson Avenue, G Street, Van Buren Avenue & F Street. A single owner will develop the entire property. All utilities currently located in the alley will be relocated around this block.

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25-0111-SUP1 - SPECIAL USE PERMIT– AIRPORT OVERLAY

We hereby request a Special Use Permit to allow a 22 story building with a maximum height of 351' where 140' is the maximum allowable height.

It is our opinion that in order to have a hotel with non-restrictive gaming and alcohol throughout, a minimum of 200 hotel rooms are required per State regulations. It is not possible to design a facility that can accommodate a casino and hotel along with all of the parking required and other amenities on this site with the 5 story limitation established in the form based code. The owner's intention is to develop a project that will revitalize the Historic Westside and provide the housing that is critically needed in this area. In order to do so, we need to exceed the height restrictions provided in the code. It is our intent to file an application with the FAA to request the approval to construct a 351' building. At this time we have received a preliminary determination from the FAA that a 479' tall building will be acceptable. It is also our request that this be indicated as a condition of approval.

25-0111-VAR1 – VARIANCE – BUILDING HEIGHT

We hereby request a Variance to allow the construction of a building with a maximum height of 21 stories (339') where 7 stories is the maximum allowed.

The subject site is extremely unique in the City of Las Vegas and Clark County in that it has a grandfathered non-restrictive gaming use permitted on this site. As a result of this condition, the gaming aspect impacts the value of this property and thus has an impact on its overall design. In order to comply with regulations governing on site alcohol use, (which goes along with the casino use) we need to provide a minimum of 200 hotel rooms. In addition to this, the Hundred Plan calls for providing additional housing units. We are proposing 336 apartment units and 60 condominium units. In meeting these design requests, it is not possible to do so within the limitations of a 7 story building. The Hundred plan recommends a "Catalyst Project" at the key intersections of Jackson and "D" or "F" Streets. It is our opinion that by constructing the proposed 60 story building, this request will be met and that it will initiate development in this neighborhood.

CONCLUSION

It is our belief that this project will provide all of the listed recommendations of the "Hundred Plan" and will be the catalyst for the revitalization of Jackson Street and the Historic Westside including The Hotel, café's, neighborhood coffee shops and music venues. This project will generate not only employment opportunities during construction but provide many quality jobs far into the future.

We believe that this project will be a great attribute to the Historic Westside neighborhood and to the City of Las Vegas. The 336 apartment units will help to address the urgent housing need in the City of Las Vegas and specifically in the Historic Westside Community.

The owner of this project has worked closely with the Bishops and Pastors of the Historic Westside Community and has received their endorsement. The owner has also committed to allocating 10% of all net profits generated by this project to benefit the Historic Westside Community. In addition to working with the Bishops and Pastors of this community, the owner has also secured the support of the Southern Nevada Building and Construction and Culinary Unions. It is anticipated that the development of this project will increase the property Tax Revenue from \$6,000. Per year to \$1,500,000 per year.

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The owner has received the strong endorsement of local residents, businesses, and stakeholders who have recognized the project's potential to drive economic growth, create housing opportunities and revitalize the Historic Westside Community. The success of this project is critical for attracting future developer investments in the Historic Westside community.

P. K. Thistle
Architect

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