



February 16, 2023

City of Las Vegas Planning Department  
495 S. Main St.  
Las Vegas, NV 89101

Re: shareDOWNTOWN Westside  
Justification Letter

To Whom It May Concern:

On behalf of the developers, we respectfully request approval for a new mixed-use project consisting of an 86-unit multi-family apartment building, a multi-story retail/office building with 18 residential units (104 one-bedroom units being provided), and a single-story food hall to be constructed on the southwest corner of D Street and Jefferson Avenue in Historic Westside section of downtown Las Vegas. The project will be located on multiple parcels, APN 139-27-211-024, -025, -028, -029, -030, and -031 (with a mapping process needed to combine certain parcels). The project will have a combined total square footage of 104,569 square feet – 80,204 square feet of mixed-use five-story residential building, 5,776 square feet of a single-story food hall building, and 18,589 square feet of a four-story retail/residential building with a roof top deck area.

The existing parcels are zoned both T4-MS and T3-N (form-based codes). A **Zone Change** for the various parcel is anticipated (resulting in all parcels being zoned T4-MS). **Waivers** for setbacks (18' where 15' is required) and for façade alignment along C Street of 18% where 60% is required (the major facades of the project are facing Jefferson Avenue). This is in addition to the standard **Site Development Plan Review** required by Title 19. The project will have a variety of uses including residential units, retail spaces, and a food hall per the Development Agreement (DDA) our client has with the City of Las Vegas.

The building exterior finishes will be a combination of exposed decorative CMU block (main level, stairs, and elevator shaft), painted stucco surfaces, metal railings (Juliets), metal siding for wall graphics, and decorative metal rooftop mechanical screening. A mixture of color surfaces and reveals will add interest to the façade. Other materials include an aluminum storefront system at the main entrance, food hall,

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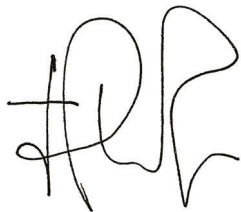
and retail areas, as well as at the amenity areas. The project finishes will be like the prior shareDOWNTOWN projects developed in the downtown area (Casino Center/Colorado and 11<sup>th</sup>/Stewart).

A total of 65 parking stalls have been provided within the covered parking garage and the secure fenced parking lot. As this project is within the downtown area, parking requirements are not applied per Title 19 allowances. Per standard Title 19.12.070 requirements, a total of 233 stalls would be required (27.90% provided). Off-site parking is available in the area and this reduction is consistent with other mixed-use and multi-family projects approved in the downtown area. This parking count does not account for different times of use, which would have an overlap.

We find that the proposed project is consistent with the existing facilities and uses in the surrounding area and consistent with the current zoning in place (or as requested). The proposed project will not adversely affect the surrounding uses or facilities and will provide additional new mixed-use and multi-family units and living options within the Historic Westside part of downtown.

Should additional information be needed, or other questions arise, please feel free to contact me at (702) 798-3977, mobile at (702) 234-5159, or [tmcbrayer@breslinbuilders.com](mailto:tmcbrayer@breslinbuilders.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'T. McBrayer', with a stylized, cursive script.

Todd McBrayer, LEED AP  
Preconstruction | Design | PM

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