

July 11, 2007

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter –Site Plan Development Review, Variance - Arby's Restaurant
315 S. Decatur
Tax Assessor's Parcel No.: 139-31-201-004

The plans we are submitting today for your review depict an Arby's restaurant with drive through service. The structure is to be of stud/stucco construction with a varied earth-tone color scheme and aluminum storefront. This is a conforming request except for the reduction of landscape requirements which we are requesting a Variance for and is justified in regards to the public works department asking for an additional 5 foot easement on the front of the property, we the Owner has agreed to. The drive through lane has been screened with landscaping and should not detract from the aesthetics of the project.

Otherwise, these plans are consistent with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

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