

July 11, 2007

SDR 20218

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

SDR-20218
08/23/07 PC
RECEIVED
JUL 11 2007

February 26, 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 new structure is to be of stud/stucco construction and will replace an older Arby's drive through restaurant at the same location. 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 for which we are requesting a Variance.

The variance request is for:

- waive landscape finger requirements every six spaces
- waiver to reduce landscape buffers on north and south to 6' and 4.5' respectively where 8' is required
- waiver to eliminate landscape buffer on east side where 8' is required

Since this is a replacement building for an existing Arby's which was constructed over twenty (20) years ago – it cannot accommodate the additional zoning code requirements that have been adopted over the years. The design as presented is an attempt to meet the new requirements as fully as possible given the physical constraints of the property. The master developer of the site, Barry Becker of Becker Realty, is allowing us to use an additional 10.75' on the north and an additional 10.33' on the east to assist us in achieving this goal.

The property is currently zoned C2. 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

RECEIVED
FEB 27 2007

SDR-20218
04/12/07 PC