

JUSTIFICATION LETTER

Project Name: Carl's Jr Restaurant	Date: 10MAR09	Project #: 13910807.01
Location: @ Buffalo & Vegas	Page: 1 of 2	Architect Phase: 02

Type: ☐ Conference ☐ Teleconference ☒ Research Report ☐ Other:

Regarding: Pre-Application Conference Request

The Project is generally located on a +/- 0.55 acre pad site on the northeast corner of Buffalo Drive and Vegas Drive in the City of Las Vegas, Nevada. (APN # 138-22-418-011)

The proposed project will consists of approx. 2783 SF of built space with a dedicated drive-thru lane rotating around the building in a counter clock wise direction to the northwest. The facility will seat approximately 84 customers. As part of this project we will provide a minimum of 13 parking spaces (11 standard and 2 accessible spaces) to accommodate the 2783 of built space. Additionally, the facility requires only one drive-thru window which will accommodate a minimum of six (6) stacked cars.

Existing Parking calculation:

- 136,044 SF of Retail/ Commercial space
Parking required: 544 spaces (12 accessible)
Parking provided: 647 spaces (15 accessible)

Proposed Parking calculations:

- 136,044 SF (existing) + 2783 SF (Restaurant) = 138,827 SF
Parking required: 556 spaces (12 accessible)
Parking provided: 637 spaces (17 accessible)*

***To accommodate the new building, we will be removing a total of 60 spaces and adding back 15 spaces; for a total net loss of 46 spaces.**

**SDR-33756
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The building will be constructed of 2x wood stud framing with an exterior painted stucco finish consistent with the surrounding neighborhood and retail developments. The interior of the facility will be standard materials/construction required for a restaurant per the requirements of the IBC, latest edition and the Southern Nevada Health District.

Public works has required this new development to dedicate and construct a new bus lane on Buffalo and to remove and replace any existing substandard improvements. The proposed design is including this bus lane as requested.

The site has been recently updated with new desert landscape meeting City requirements. This development will utilize all existing landscape including relocation of the existing palm trees at the corner

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APR 03 2009

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of Buffalo and Vegas. The required 15' landscape buffers along Buffalo and Vegas have been met. Screening of the parking lot is provided by rows of existing living shrubs and hedges.

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