



Burger King Application Submittal Justification Letter

June 5, 2009

City of Las Vegas
731 South 4th Street
Las Vegas, Nevada 89101

Attn: Planning & Development

Please accept our application submittal for the development of a 3,200 sq ft Burger King restaurant with indoor playground and double drive-thru located at 6080 West Craig Road in the Lowe's Plaza Center. Our lease is expiring at the current Burger King location servicing the area at 4510 North Rancho – at Craig. We will be able to preserve the jobs of our employees and our service to the immediate community by moving to Lowe's Plaza Center.

Restaurant Pad B in the Lowe's Plaza center is entitled as a 2,800 sq ft restaurant with drive-thru. We are requesting an increase in total building square footage to 3,200 sq ft to accommodate a 400 sq ft indoor playground. Our existing Burger King at Rancho and Craig has an indoor playground and it is a family friendly amenity that our guests use and enjoy.

Request for a Waiver of Development Standards: "Features such as windows and arcades shall total at least 60% of the length of any facade that abuts a public street." Due to the functionality of the building (kitchen and storage), we request a waiver of this requirement. A twenty foot set back with existing landscape buffers the site from Craig Road.

Site Plan: The layout is identical to an existing Burger King in the City of Las Vegas located at 6780 N. Durango (Opened September 2006).

Parking: Cross easement parking within the shopping center provides sufficient parking that exceeds requirements.

Our organization operates 19 Burger King restaurants in Las Vegas and we are very excited about joining the Lowe's Plaza at Craig & Jones.

Thank you for your consideration.


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