

John David Burke, Architect

July 15, 2009

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

**Re: Justification Letter –Site Plan Development Review and
Waiver of Landscape Standard
Restaurant with drive through service (Sonic Burger)
2301 East Sahara Avenue
Tax Assessor's Parcel No.: 162-01-401-010**

The plans we are submitting today for your review depict a restaurant pad building with drive through service. The structure is to be of stud/stucco construction with a varied earth-tone color scheme and aluminum storefront. The franchise is a Sonic Burger which features car hop service and outdoor dining (no inside dining). Note that at the east property line, there will be shared cross access with adjacent parcels with whom we are seeking cooperation to resolve traffic issues.

The developer is further requesting an easing of the landscape buffer requirements as follows:

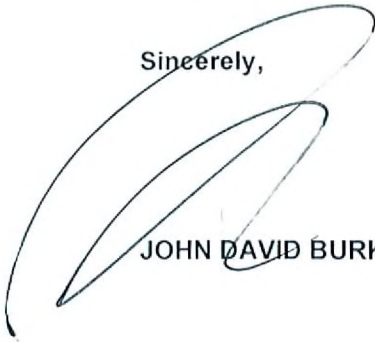
- East side - provide 7' of landscaping where 8' is required
- West side - provide 5' of landscaping where 8' is required
- North side - provide 4' of landscaping where 8' is required

The street frontage along East Sahara Avenue has the full 15' depth per staff recommendations. Additionally, the developer will provide 6 feet of landscaping within the unimproved Sahara right of way in accordance with NDOT regulations.

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, R.A., LEED-AP

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