

John David Burke, Architect

a Professional Corporation

March 4, 2013

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT**
333 North Rancho Drive
Las Vegas, Nevada

**Re: Justification Letter – Site Development Plan Review & Special Use Permit
Water Vending Kiosk @ Sahara Avenue west of Valley View Boulevard
APN #: 162-06-813-004**

Introduction

The plans submitted today depict a 35 s.f. water vending kiosk to be located in a parking space of an existing shopping center (a Carl's Jr. restaurant pad site specifically) at 3866 West Sahara Avenue. This is a conforming use in an existing C1 zone.

Site Development Plan Review

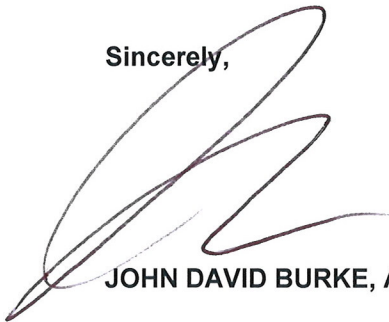
The structure is painted smooth precast concrete with stainless steel vending windows. Due to its small size this structure will have little to no impact on the shopping center. The issue of handicap site accessibility is addressed by providing a handicap accessible pedestrian link to the West Sahara public way. This in turn links back up with the Carl's Jr. restaurant's accessible route and their handicap accessible parking.

Special Use Permit

As advised by planning staff, a Special Use Permit is hereby submitted to allow the water vending kiosk use to be approved with an alternative parking standard to that required by Cit of Las Vegas Title 17 Zoning Code. Attached is a narrative from Randy Carroll, P.E., P.T.O.E. of the Slater Hanifan Group, which justifies the alternate parking standard.

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

Sincerely,



JOHN DAVID BURKE, Architect

RECEIVED

MAR 14 2013

**City of Las Vegas
Department of Planning**

SUP-48636

SDR-48637