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May 16, 2014

City of Las Vegas
Planning Department
333 N. Rancho Dr., 1st Floor
Las Vegas, NV 89106

**Subject: Administrative Site Design Review
APN 138-03-611-003
McDonalds @ Craig and Tenaya
Justification Letter**

To whom it may concern:

On behalf of our client, McDonalds USA, LLC, Spectrum Services is requesting to submit an application for an Administrative Site Design Review on a fast food restaurant on parcel 138-03-611-003, approximately .79 acres located at West Craig Road and North Tenaya Way.

Outside of the drive thru revisions mentioned below, the existing floor plan will remain unchanged. All current setbacks for this location will remain the same. We're proposing to update and improve the exterior of the building to McDonald's new standards.

The existing shopping center is 63,432 Sq. Ft., the proposed McDonald's being 4,472 Sq. Ft. The number of parking spaces required for that square footage is 272 spaces as shown per calculations below. After adding the existing 254 spaces for the shopping center to our proposed 40 spaces for McDonald's for a total of 294 spaces provided, we will be exceeding the required amount by 22 parking spaces. Additionally, we will be adding a loading zone to keep the parking spaces available for customers during deliveries.

(64,432/250 SQ. FT. = 272 Spaces required for shopping center.)

This restaurant currently has a single drive thru. However, we're proposing to provide a 2-1 drive thru that meets the stacking requirements as indicated on the site plan; this will increase the efficiency and improve traffic flow throughout the parking lot.

SUP-54578

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Landscaping shall also conform to the City of Las Vegas Development Standards and is primarily designed to replace what currently exists around the drive thru. This site shall have minimal traffic impacts.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,


Courtney Chatterley

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