



August 20, 2018
Up: November 26, 2018
CITY OF LAS VEGAS PLANNING AND ZONING
333 NORTH RANCHO
LAS VEGAS NV 89106

REGARDING: PARK PESEO FUTURE DRIVE THRU RESTAURANT
APN# 162-03-112-021

The plans submitted today depict a proposed 2,900 sf future fast food drive thru restaurant.

The function of the building would be to grant a future tenant the Conditional use for this property. Per the City of Las Vegas Downtown Centennial Plan, it is encouraged that at least 70% of the building rest on the property line. We respectfully request a waiver to the development standard by complying with another requirement. This would be to provide a landscape screened drive thru on the street frontage.

The building shall be of smooth stucco, with decorative shade features to match the current retail building that is currently being built at this time of application.

Landscaping shall be existing at the time per previously approve under the submittal of the retail building. Minor landscape adjustments shall be install to comply with drive thru screening per Title 19.

The site plan will be developed at the time and shall share cross access with the retail building on this parcel.

Per coordination with City of Las Vegas Traffic, Planning Neighborhood feedback & and at the direction of our Ward 3 Councilman, we shall provide various directional signage to encourage vehicles exit off site on Las Vegas Boulevard. The existing drive from Paseo shall be used as a one-way entrance only.

Per Title 19, a Conditional is required for this property and type of use.

We respectfully appreciate your time for reviewing and granting approval of this project. We would be happy to answer and question, and address any concerns in this matter.

Please, if you have any issues, or require any additional assistance; please do not hesitate to contact us directly.

Sincerely,
P. James Klenk, Architect, LLC

4629 VICTORIA BEACH WAY · LAS VEGAS · NEVADA · 89130
(702) 683-3277 · patklenk@gmail.com

PRJ-74200
11/26/18

SDR-74296