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May 3, 2024

VIA UPLOAD

CITY OF LAS VEGAS PLANNING & ZONING
495 S. Main St.
Las Vegas, Nevada 89101

***Re: Justification Letter – Site Development Plan Review for Drive-Thru
Portion of APN: 138-02-715-012***

To Whom It May Concern:

Please be advised this office represents the Applicant regarding the above-referenced matter. The Applicant is proposing a drive-thru only coffee shop (the “Project”) located on property at Rancho Drive near the northeast corner of Rancho Drive and Jones Boulevard, more particularly described as a portion of APN: 138-02-715-012 (the “Site”). The Site is zoned C-2. A drive-thru coffee shop is a permitted use in the C-2 zoned district. Therefore, the Applicant is requesting approval of a site development plan review of the Project.

The Project will consist of two buildings. The main building is the operation building consisting the service area and drive-thru/pickup window. As stated above, the operation building is a drive-thru only with no inside dining. The main building is approximately 466 SF. The front elevation is the tallest point of the building and is less than 20-feet height with most of the building height at less than 14-feet in height. The second building is a cooler/storage building. The cooler/storage building is approximately 210 SF with a building height of approximately 10.5-feet.

The Project will be located immediately south of the main entry to the Site from Rancho Boulevard. The main entry drive aisle will have a landscape buffer and median protecting the access into the Site and eliminate any conflicts between the main access and the drive thru lanes. The Applicant is proposing a dual lane drive-thru. The drive-thru lanes will wrap around the around the buildings on three sides in a counterclockwise direction from the north elevation to the west elevation to the east elevation. The Site complies with parking by providing 12-parking spaces. The Site is also complying with all landscaping requirements.

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05/03/2024

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We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Very truly yours,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc

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