

September 18, 2024

**VIA ELECTRONIC UPLOAD**

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

**RE: *Justification Letter  
Site Development Plan Review for Restaurant with Drive-Thru &  
Waiver for Building Orientation  
APN: 140-32-517-001 (Nellis Boulevard/Walnut Avenue Alignment)***

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is proposing to develop a Whataburger restaurant with drive-thru on property located on the west side of Nellis Boulevard and south of the Walnut Avenue alignment, more particularly described as APN: 140-32-517-001 (the "Site"). The Site is zoned C-2. A restaurant with drive-thru is a permitted use in the C-2 zoned district. As such, the Applicant is submitting a site development plan review.

The proposed Whataburger will occupy the south half of the Site with the north half reserved for future development. The Site is accessible from Nellis Boulevard. The proposed square footage of the Whataburger's is 3,300 SF. The drive-thru will wrap around the building on three sides in a counterclockwise direction with the drive aisle entrance located on the west side with vehicle traffic moving along the south side of building and existing along the east side of the building. There will be double drive-thru lanes. Therefore, the Site can easily accommodate the vehicle stacking. The Site complies with parking by providing 49 parking spaces where a minimum of 23 parking spaces are required. The Site also complies all landscaping and setback requirements.

The proposed elevation will incorporate Whataburger's last design concept, which includes natural colors, composite brick finishes, and modern design metal canopies. The building height is approximately 21-feet.

In addition to the site development plan review, the Applicant is requesting a waiver related to building orientation. All drive-thru lanes are designed in a counter-clockwise movement. Due to the drive-thru counter-clockwise configuration, the front of the building cannot be oriented along the street front. Therefore, the Applicant is requesting this waiver.

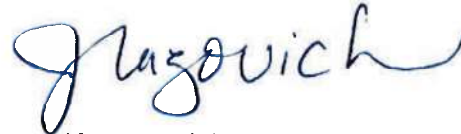
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We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc