



April 3, 2023

City of Las Vegas
Dept. of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Cheyenne and Torrey Pines, Zenith Project No. 211002

To Whom It May Concern:

Enclosed is our application for a Waiver of Standards on APN 138-11-410-003.

This parcel has been previously approved for a General Plan Amendment (from DR to SC), Zone Change (from R-E to C-1), Special Use Permit, Site Development Plan Review and Tentative Map.

This project has been approved for a civil permit (L22-02523) and is currently under construction. The tenant for the proposed building located on APN 138-11-410-003 has cancelled their lease and the owner has acquired a new tenant (previous use and proposed use are both coffee drive through with no indoor seating). The new tenant that the owner has acquired would like to install an escape lane in their drive through for peak times during their business.

As part of the original approvals for this project, CLV required that a right-of-way dedication be completed for a future bus turnout, however the developer was not required to install these improvements, and it is not known if and when the bus turnout will be installed. This project requires a 15-foot landscape setback from the property line. Along Cheyenne Avenue, where the right-of-way has been dedicated for the future bus turnout, the landscape setback is measured from the right-of-way line, not the back of sidewalk. The owner would like to apply for a waiver of standards to encroach into the required 15-foot landscape in order to install the escape lane for their drive through. The installation of the escape lane does not encroach into the future bus turnout or the bus stop pad. Since this area is additional right-of-way that is not part of the regular street, we feel that it would be acceptable to reduce the landscape setback in only a small portion of the frontage of Cheyenne Avenue where the proposed escape lane would be installed.

If you have any questions or require additional information, please feel free to contact me at (702) 835-3496.

Sincerely,
Zenith Engineering

A handwritten signature in black ink, appearing to read 'Julia'.

Julia L. Izzolo, P.E.
Principal

