



July 18, 2024

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

**RE: Site Development & Variances Review  
McDonald's @ 1601 W. Charleston**

To Whom It May Concern,

Please find the attached waiver of development standards application and package for the above referenced project.

We are proposing a new McDonald's restaurant (3,694 SF) to replace and modernize their existing restaurant on the corner of W. Charleston Blvd. & S. Martin L King Blvd. This application is for a Site Development review, as well as a Variance review.

The parcel falls within the T4 – C Zone area and the site plan has been developed to be more oriented for pedestrian access, including a widened pedestrian accessway throughout the site.

The following complies with the Development Code:

1. Landscaping in Parking areas will provide the required number of trees.
2. Exterior elevations are below the allowable height of 100'-0" where 19'-0" is provided. Submitted a rendering that provides an earth toned building 'Desert Scheme' to fit well within the area.

We are requesting the following Variances:

1. Reduction in Setbacks as we exceed the minimum and maximum setback required for the T4 – C Zone.

Front Setback = 10' Min/15' Max Required | 30'-0" Provided  
Interior Setback = 10' Min/15' Max Required | 39'-0" Provided  
Interior Side Setback = 10' Min/15' Max Required | 76'-0" Provided  
Rear Setback = 10' Min/15' Max Required | 173'-0" Provided

2. Building Type:

**24-0384**  
07/18/2024

- Requesting a waiver for the required number of stories (2 to 5) as we are proposing a new single-story McDonalds.
3. Building Standards for Building Front Façade:  
Requesting a waiver for the required 75 percent minimum front yard façade as we are providing zero percent front yard façade.
  4. Standards for One-Way Driveway:  
Requesting waiver for required 14' maximum one-way driveway when 24' one-way driveway is provided.
  5. Standards for Two-Way Driveway:  
Requesting waiver for required 32' two-way driveway when a 25' two-way driveway is provided.
  6. East Side Landscape Buffer:  
Requesting waiver for the required 8' landscape buffer when a 5' buffer is provided.
  7. West Side Landscape Buffer:  
Requesting waiver for the required 8' landscape buffer when a 7' buffer is provided.

The larger setback will allow for an improved pedestrian experience to terrace the landscape and pedestrian walkway at the front to make an easier and more aesthetically pleasing accessway due to the increased grade difference on this lot. This will also allow for the required handicap accessible ramp.

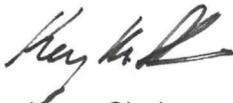
Driveway standards to remain as existing due to the existing utilities and fire access.

Landscape waivers are required to be able to maintain the 24' fire access around the site. We have replanted 15 trees 20' on center on the west property line and have provided shrubs on the east property line to be able to maintain fire access.

Overall, the proposed McDonalds will provide a more modern building that incorporates a diverse use of materials that includes vertical batten siding, stucco, glazing and awnings that will be much improved over their existing facility. The site will be much more accessible with the enhanced pedestrian way, landscaping and patio within this University and Medical corridor.

We respectfully ask for your approval of these requests. If you have any questions or concerns, please feel free to contact me.

Sincerely,



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