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City of Las Vegas Planning and Zoning  
495 Main Street  
Las Vegas, NV, 89101

**RE: Rancho at Craig Site Development Plan review for KFC restaurant. 138-02-715-012**

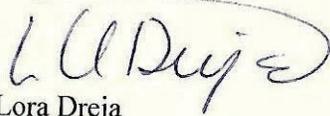
Dear Mr. Stewart,

Please consider this application for a design review for a restaurant with drive through located with a C-2 district generally located at the southeast Corner of Craig Road at Rancho Boulevard.

Following a rezone, a parcel map for a commercial subdivision was recorded in 2019. The boundary of the parcel map was designed for a series of stand-alone commercial businesses. The exhibit attached to this letter demonstrates cross access across each site. This application is consistent with the intent of the commercial sub-division as it is a stand-alone restaurant (KFC) with drive-through that meets all set-backs, parking and loading requirements and stacking requirements. The layout exceeds residential proximity guidelines and interior landscaping. This pad site is beside an easement that provides access to a residential subdivision. The landscaping area adjacent to this easement largely exceeds code. It is irregularly shaped and ranges between approximately 30 feet and 55 feet which lends well to identifying then beautifying an entrance to the neighborhood.

The layout places the building footprint as close to the streetside as possible while still allowing a drive through lane. The design avoids placing parking between Rancho Drive and the building in order to avoid visual clutter.

With appreciation,



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut

23-0643  
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