



To: City of Las Vegas  
From: Mike Stults, Property Development Manager  
Date: September 13, 2006  
Re.: Letter of Justification – Proposed Chili's Grill and Bar Restaurant  
Montecito Marketplace

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Please allow this memo to accommodate the Proposed Chili's Grill and Bar casual family dining restaurant Design Submittal Review Package issued to the City of Las Vegas. The information provided serves to summarize the Project facility, location and design compliance.

- **Proposed Facility:**
  - 5,874 SF Chili's Grill and Bar. A casual family dining restaurant with a fun atmosphere. Menu will offer variety of appetizers and entrees to satisfy nearly every appetite imagined.
  - Accommodations. 221 seats in main dining area + 77 seats in the waiting/bar-area (including 19 barstools). A To-Go entrance will offer separate food pick-up area for customer's who use the call-in and take-out service. No drive-up window service.
  - Anticipated 90% Food Sales and 10% Alcohol Sales.
- **Location:**
  - Building Pad "O" of the Montecito Town Center North. Located on East Side of Durango Drive, South of Elkhorn Street intersection.
  - Legal Description. Leased Premises is a part of Lot 2 of the Montecito Town Center North – a Commercial Subdivision on file in Book 114, Page 18 of Plats in the records of Clark County, Nevada within the NE Quarter of Section 20; Township 19 S, Range 60 E, MDM in the City of Las Vegas, Clark County, NV.
  - Leased Premises/Limits of Construction. Chili's shall design and construction of all work from the back of the Building Pad Curb and in. All work outside the Building Pad shall be designed, installed and maintained by the Developer/Landlord (Montecito Companies).
- **Design Criteria:**
  - Architectural Compliance with the Montecito Town Center Land Use and Design Standards Appendix (as adopted by City of LV). The Building Materials and Finishes utilize criteria in Section 5.2.5 and Appendix A to qualify as the Center's Southwest Contemporary theme.
  - Other Architectural Embellishments:
    - Internal Roof Drains and Roof Access Hatch.
    - CMU Service Yard Walls with Building-Match Materials and Finishes and Metal Gates.
    - Raised Parapet Walls to completely screen Roof Top Units (RTUs).
  - Center Parking Compliance. Footprint and use compliment Building Pad "O" designation within approved Overall Center Site Plan and Parking Ratio.

Respectfully submitted,

*Mike Stults*

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**11/02/06 PC**

*Chili's Grill and Bar    Romano's Macaroni Grill  
On The Border    Maggiano's Little Italy*

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