

Justification Letter

To: City of Las Vegas
Planning and Development Dept.
Las Vegas, NV.

Cedar/ Eastern Project

This project sits on a partially developed parcel, which houses a KFC, in operation SINCE 1999. It is located on the corner of Eastern and Cedar, at the off ramp of I-95 freeway. The land in question has reciprocal agreement to share parking, Ingress and Egress with KFC.

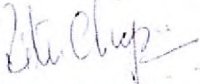
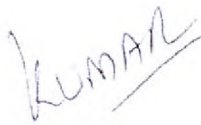
We are proposing a Mexican American Restaurant with a drive thru, and a Laundromat to serve the underserved community in this particular area. The area is densely populated because of apartment buildings and there is no similar Restaurant and only one Laundromat store to serve the community, which is located on the western side.

These folks with limited income generally do not have transportation and walk to the neighborhood stores with their kids, and crossing a main street like Eastern poses a hazard for pedestrians as well as the traffic.

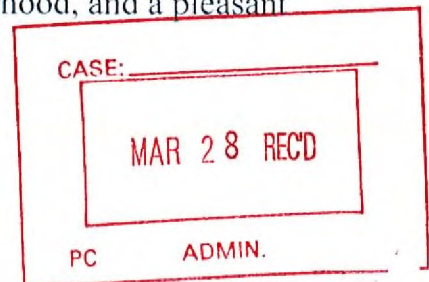
To develop this parcel we need parking variance. We are requesting provision of 17 parking spaces instead of 22, and zero loading zones since loading happens after midnight when restaurant is not in operation. We are also requesting waivers for the landscaping of 10 feet instead of 15 feet on the North side and no landscaping on East, west and south sides since there is an existing landscaping on east and south sides on the adjacent property.

Several people have unsuccessfully tried to develop this piece of land over the last 10 years. For the following reasons: A) the lot is not rectangular. B) Width of the lot is 75 feet. C) Stringent code requirements by the city of Las Vegas, it becomes cost prohibitive for a developer to develop this parcel. Parcel sits right off the freeway off ramp and seems like an eyesore. If developed, it would bring employment for local community, tax revenue for the city and choices for the neighborhood, and a pleasant addition to the city.

Thank You
Sincerely

Ritu & P Kumar Chopra
March 11, 2008



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REVISED
04/24/08 PC