



ALIANZA DEVELOPMENT INTERNATIONAL, LLC

901 Dover Street, Suite 235, Newport Beach, CA 92660  
949-548-0398 telephone  
949-548-0602 fax

August 5, 2008

City of Las Vegas  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101

RE: El Pollo Loco Site Development Plan Review and Waiver of Development Standards

Dear Development Services Center:

El Pollo Loco is hereby requesting approval of a site development plan review and waiver of development standards for its new restaurant with a drive through at Lake Mead Boulevard and Jones Boulevard. The proposed site is within the "Lake Mead/ Jones Commercial Center" subdivision adjacent to the existing Wal Mart located at 6151 W Lake Mead Boulevard. El Pollo Loco is a permitted use within the C-1 zoning district. In addition, the site plan and architectural elevations, as presented are in compliance with the development standards of the City of Las Vegas.

El Pollo Loco is requesting a Waiver of Development Standards to allow a 3'6" sideyard setback where 8' is required. The subject area is adjacent to the existing Walgreen's parcel line. The Walgreen's parcel was created prior to the recording of the "Lake Mead/ Jones Commercial Center" and therefore is not considered part of the commercial subdivision. However, due to the nature of the site and cross access agreements it functions as if it was a part of the subdivision. Since a sideyard setback is not required within the limits of a commercial subdivision, the waiver is justified. Included in this waiver we are requesting an exception to buffer area plant standards that require 24" box trees in this area as the planter width is too small to fit 24" box trees. We intend to plant 5 gallon shrubs in this planter area as indicated on the landscape plans.

The application presented will provide an environment of stable and desirable character, while maintaining adherence to Title 19 and the General Plan. We respectfully ask for approval as presented.

Should you have any questions regarding this application please feel free to contact me at 949 548 0398.

Brad Podosin

**SDR-29382**  
**REVISED**  
**09/25/08 PC**

