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September 20, 2011

City of Las Vegas
Department of Planning
333 N. Rancho Road
Las Vegas, NV 89101

RE: El Pollo Site Development Review Waiver/ Justification letter

Dear Development Services Center:

El Pollo Loco is hereby requesting a Site Development Review for its proposed new restaurant with a drive through at Lake Mead Boulevard and Jones Boulevard. We plan on building said restaurant next to the existing Wal Mart located at 6151 W Lake Mead Boulevard. El Pollo Loco restaurants offer a quality and healthy fresh product with fresh side dishes. Our stores provide an alternative to the typical quick serve restaurant and create a positive impact for the community.

The hours of operation should be 9:00 am to 12:00 midnight daily and the restaurant will have approximately 40 full time employees. El Pollo Loco has many other locations in the Las Vegas area, and approximately 450 stores nationwide. All stores are required to have a state health license

The total acreage of this project is 0.5 of an acre. Our restaurant will be approximately 2,757 square feet, with approximately 29 parking spaces, and 3 bicycle parking spaces, no electrical vehicle recharging stations are planned.

We are not planning to participate in the City Green building program nor will the building be constructed to LEED standards. However, the project will use water saving measures such as waterless urinals. All of the landscape materials depicted on the landscape concept plan are very well suited for the Las Vegas environment and are consistent with plant materials used for low water use landscapes. The plant material was selected not only for its low water use but for their aesthetic appearance, naturalizing look and low maintenance characteristics. The building's northerly oriented and double paned glazing will minimize the sun's impact on the building's cooling systems. The site



is also oriented to take advantage of the connectivity to the adjacent parcels for both pedestrians and autos. The project supports the City regulations by:

- Complying with the provisions of the development code.
- The New El Pollo Loco will be very compatible in both design and functionality with other stores and quick serve restaurants within the development as well as provide a fresh alternative food for the guests of the shopping center.
- All public safety, utility, and transportation facilities have been put in place at the time of the original development and are at an adequate level to support our store
- Maintenance will be provided by El Pollo Loco and by a common area agreement with the other stores in this development.
- The proposed El Pollo Loco Restaurant will not create any additional significant adverse impacts to the natural environment that have not been previously mitigated by the original development.
- No, the proposed El Pollo Loco Restaurant will not exceed the capacity of the public services that can not be mitigated.

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.

However, 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 as they require 24" box trees in this area and overall planter width is too small to fit 24" box trees. We do however intend to plant 5 gallon shrubs in this planter area.

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 949 375 0136.

Brad Podosin

