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City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **Justification Letter – Taco Bell Restaurant @ W. Charleston & Decatur Blvd.**

To Whom It May Concern:

This letter is addressed to the City of Las Vegas, Planning & Development Department as required by the Title 19A: Site Development Plan Review Submittal Requirements. Assessor's Parcel Number(s) are **163-06-102-001.**

The site is currently an existing Taco Bell restaurant and is nearing the end of its life-cycle. For the past few years the franchisee has considered remodeling the restaurant but was informed that Public Works would require a right-turn lane dedication of 10' along Decatur as a condition of any building permit issuance. A direct result of losing 10' on an already tight site would have eliminated (7) parking stalls, but it also created a snowball affect for the redevelopment of the site. Along with the dedication, the entry drive on Charleston closest to the intersection would require a redesign to meet current standards...Charleston is under control of NDOT and Kent Sears of NDOT said they would not approve a design that has an entry drive that close to the intersection. They would only support a design that has one entry/exit drive as far as possible to the east property line on Charleston. NDOT has reviewed this proposed site design and will support it. The location of the Decatur entry/exit drive as far to the south property line is supported by Public Works. Along with the redesign of the entry drives the Development Code would require additional landscaping and a loading zone. It was determined that the only way to satisfy the requirements of the various agency having control over the site was to completely demolish the existing building and site improvements and start with a blank site. This includes eliminating the overhead billboard located in the southwest corner of the site along Decatur.

By completely redeveloping the site we are able to provide the 10' dedication for a right-turn lane along Decatur, provide drive locations as requested by NDOT and Public

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Works, and provide more landscaping, including a loading zone for Planning. The site also flows better than the prior design and the drive-thru lane has more stacking and is easier to access than before. The new Taco Bell building will be slightly smaller than the current building so the parking demand will not be increased, but due to all of the above conditions the parking provided for the site will be reduced. The Gross Area of the building is 2,227 SF, and at 1/100 SF that is 22.3 or rounded up to 23 required parking spaces were 15 parking spaces are provided, including (1) Accessible space and (4) compact spaces. We are requesting a Variance for the reduction of (8) parking spaces due to the hardship incurred to provide the right-turn dedication as requested by Public Works and the other related issues as mentioned above. The Taco Bell franchisee and YUM Brands! are comfortable with this site's reduced parking because there are several factors that will help mitigate the situation: (1) The drive-thru has been redesigned with more stacking and better site flow which will handle more customers than the current arrangement...as much as 70% of a stores business can be conducted through the drive-thru alone relieving the need for parking spaces; (2) The site's proximity to a large shopping center development with ample parking will allow patrons of the shopping center businesses to dine at Taco Bell without the need to park onsite; and (3) There is a large amount of pedestrian traffic in the area that will not require parking.

The landscaping in the proposed design is a significant improvement over, and more than doubles what is existing in the current development, but will still require a Waiver for Reduction of Landscape. We have provided a 10' landscape buffer along Decatur where 15' is required (5' is existing); Charleston requires a 15' buffer, which is provided, but the depth is reduced to 5' adjacent to the drive-thru lane (as little as 3' is existing). The south and east property lines require an 8' buffer were no landscape is provided on the existing site. There is a CMU wall along these property lines that is about 4' high on the south and 2' high on the east. We can provide a varying depth of landscape along the south ranging from 10' to 3' and on the east ranging from 25' to 6', both property lines will receive trees and various shrubs as indicated on the landscape plan.

The proposed use complies with the current approved and adjacent property uses, which are commercial. Again, this site is an existing Taco Bell restaurant that is proposed to be replaced with a new building and site development so there is no change of use.

With the exceptions noted above, the proposed facility complies with the provisions of the Development Code provided by the City of Las Vegas.

The proposed facility will not impose any new use impacts to the adjacent properties and neighborhood in general. This includes architectural aesthetics. This development will enhance the street landscape and site development.

Public Safety, transportation and utility services will be able to access and serve the proposed facility's property.

Maintenance of subject property and accompanying utilities/infrastructure will be assured.

The natural environment surrounding the proposed facility will not be compromised in any fashion. Any potential conflicts would be mitigated. The proposed facility will not exceed the capacity of public services, which cannot be mitigated.

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In general, we request approval base on the above information and drawings provided.

If you have any questions or require further information regarding this request letter, please do not hesitate to contact me.

Regards,

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