

JOHN W. JOHNSON, ARCHITECT

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March 2, 2007

Dear Sir or Madam,

Our client, Tesco Stores West, would like to remodel an existing commercial building on the lot north west of the intersection of West Ann road and Decatur Blvd. The APN is 125-25-801.

The current zoning is C-1. We are not requesting a zoning change.

Tesco, like other grocery retailers throughout the valley, would like to be able to provide package liquor as a convenience for its customers. Therefore, we will also be seeking a Special Use Permit to allow the sale of beer, wine, and distilled spirits at this location.

We believe a grocery store is an appropriate use at this location because it will allow the residents of the neighborhood to shop for everyday items without having to drive as far as they currently do.

Both Ann and Decatur are major streets, designed to carry significant traffic, and are capable of accommodating the similar vehicular traffic generated by the previous occupants.

Sincerely yours,



Denver Borders

SUP-21656
06/14/07 PC

