

Bradshaw & Associates

A Land Use Consulting Company

July 10, 2007

Dear Sir or Madam,

My client, Fresh & Easy Neighborhood Markets, would like to build a 14,028 square foot grocery store on the vacant land adjacent to the east side of El Capitan, just north of the intersection with Durango. The APN is 125-17-611-001.

The property is currently zones T-C and master planned Service Commercial, which allows grocery stores. Both El Capitan and Durango are major streets and capable of accommodating any additional traffic this project might generate.

Like other retail grocers in the valley, Fresh & Easy wishes to provide a selection of alcoholic beverages for off-premise consumption as a convenience for its customers. Therefore, we are applying for a Special Use Permit for a Retail Establishment with Accessory Package Liquor – Off-Sale.

In order to accommodate our project on this unusually shaped site, we are asking for a Variance to the Residential Adjacency Setback requirement, to allow a 20-foot setback where the required setback would vary between 47 feet 6 inches and 56 feet 6 inches.

We are also seeking a Variance to allow 71 parking spaces, where 81 are required by code. Because many of our shoppers will also be visiting the Walgreen's adjacent to our store, we believe the number of parking spaces we propose is adequate for our market.

Yours Truly,



Leni Skaar



VAR-23109
08/23/07 PC