

Bradshaw & Associates

A Land Use Consulting Company

July 30, 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 along south side of Owens, just west of Pecos. The APN is 139-25-516-002.

This parcel is zoned C-1, which allows markets. Both Pecos and Owens are major streets capable of handling any additional traffic which might be generated by this use.

In addition to a Site Development Review, we will also be requesting a Special Use Permit for Retail Establishment with Package Liquor – Off-Sale, to allow us to carry a small selection of beer, wine and wine coolers as a convenience for our customers.

Due to the increasing number of reputable wineries using screw caps, rather than corks, to seal their products, we are asking to be allowed to carry wines with screw caps.

Like our other stores in the valley, Fresh & Easy will not sell any tobacco products or accessories at this location and we do not anticipate having any slot machines.


In order to accommodate the height of our building, we are asking for a Variance from the Residential Adjacency Standard to 49 feet and 10 inches, where between 82 feet 9 inches and 87 feet would be required.

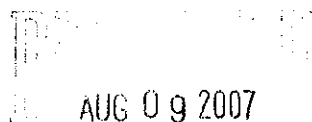
Because Fresh & Easy is not developing the entire parcel, we are seeking a Variance to allow 71 parking spaces, where 81 are required. When the remainder of the parcel is developed, additional parking for this store will be available on that portion, in accordance with our joint parking agreement.

We are also requesting a Waiver of the landscaping standards to allow zero feet of landscaping along the west side of our site, where 8 feet would be required. When the remainder of the property is developed, this area will be additional parking spaces include landscape islands. We are also seeking relief from the required 8 feet of landscaping along the south, west and north property lines of the portion of the over-all parcel which are not a part of Fresh & Easy's development.

Along the east side of the site is an easement for a joint access drive, which will be utilized by delivery vehicles to access our loading dock. In order for these trucks to have a sufficient turning radius, we are seeking zero feet of landscaping where 8 feet are required along the east side of the site.

Sincerely yours,


Leni Skaar


AUG 09 2007

**SDR-23581
REVISED
09/13/07 PC**

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In order to accommodate the height of our building, we are asking for a Variance from the Residential Adjacency Standard to 49 feet and 10 inches, where between 63 feet and 69 feet would be required.

Because Fresh & Easy is not developing the entire parcel, we are seeking a Variance to allow 71 parking spaces, where 81 are required. When the remainder of the parcel is developed, additional parking for this store will be available on that portion, in accordance with our joint parking agreement.

Sincerely yours,



Leni Skaar

VAR-23585 VAR-23588
SUP-23593 SDR-23581
09/13/07 PC