

Bradshaw & Associates

A Land Use Consulting Company

June 12, 2007

Dear Sir or Madam,

Our client, Fresh & Easy Neighborhood Markets, would like to build a 14,028 square foot market on the vacant land along the north side of Vegas Drive, just east of Rainbow. The APN is 138-23-401-006.

Because of the unusual shape of this parcel, we are requesting a Variance, along the portion of our north property line which is adjacent to the Las Vegas Valley Water District pumping facility, to reduce our rear setback from the required 20 feet to 8 feet and 7 inches.

Like other grocery stores in the valley, Fresh & Easy believes having a small amount of beer, wine and distilled spirits available for sale is a convenience which its customers will expect. Therefore, we are asking for a Special Use Permit for a Retail Establishment with Accessory Package Liquor – Off-Sale. The amount of floor space devoted to all types of alcoholic beverages will not exceed 525 square feet.

Due to the increasing number of reputable wineries which are sealing their products with screw caps, rather than corks, we also ask to have the current standard condition regulating the sale of individual containers amended to read:
“The sale of individual bottles of any size beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.”

Sincerely yours,



Leni Skaar

VAR-23019
07/26/07 PC

