

# 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 landscaping waiver along the portion of our north property line which is adjacent to the Las Vegas Valley Water District pumping facility.

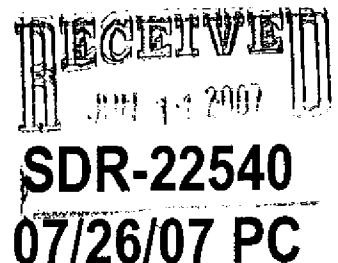
Like other grocery stores in the valley, Fresh & Easy believes having a small amount of beer, wine and distilled spirits available for sale is a convenience which its customers will expect. Therefore, we are asking for a Special Use Permit for a Retail Establishment with Accessory Package Liquor – Off-Sale. 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, wine coolers or FORTIFIED screw cap wine 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



# JOHN W. JOHNSON, ARCHITECT

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05/16/2007

Fresh and Easy Neighborhood Market  
Vegas Road & Rainbow Blvd  
Las Vegas, NV

## RE: Project Narrative

Fresh and Easy Neighborhood Market would like to build 14,028 sq. ft. Grocery Store at the Northeast Corner of Vegas Road and Rainbow Blvd.

The APN number for the subject property is 138-23-401-006, lot area is 2.09 Acres, and it's zoned C-1 (Commercial). We are requesting a Site Plan Review and Special Use Permit to allow the sells of liquor.

The subject property is undeveloped, surrounded by exiting commercial from the West, existing residential from East and undeveloped property from the North and Vegas Road from the South side.

Landscape area provided is 29,643 sq. ft. covers 32.5% of the site area.

There are (2) existing accesses to the site, one from Rainbow Blvd going through the adjacent property and another access from Vegas Road going thought a adjacent property as well that need to be widened. We are proposing a new access to the site from Vegas Road.

**SDR-22540**  
**07/26/07 PC**

JUN 11 2007