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March 11, 2008

Mr. Dave Cornoyer, Planner I
City of Las Vegas Planning Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter
APN#: 140-30-411-005, 140-30-411-006

To Dave Cornoyer:

Please accept the attached application package on behalf of Ralphs Grocery Co. for a Site Development Review for a 14,383 s.f. addition to an existing Food 4 Less grocery store. The existing 53,933 s.f. Food 4 Less store sits on 5.78 acres and has 379 parking spaces. The addition will be built to the south of the existing structure on the adjacent parcel. The adjacent .91 acre parcel is currently vacant with no building improvements. Sidewalk and landscaping exists to the West, (parking lot side) and the South, (Bonanza Rd.) and existing pavement and entry drive is to the East.

The subject parcel is zoned C-1 as well as the parcel for the existing store. The parcels to the North and East of the site are zoned R-3 with existing multi family residences.

The goal is to move forward with these improvements with a deferment of off-site improvements and improve the center without disturbing the site. On-site improvements will include bring the Western most driveway up to standards by widening it from 32' to 34'. The current parking count will accommodate the market expansion without disrupting the current site. Therefore we would ask for a waiver on the current landscape requirements of landscaping fingers at every 6 stalls, otherwise the site will not comply with parking.

A small enhancement is proposed for the existing driveway layout at the North East corner of the building. To prevent ongoing damage to the curb and landscaping by delivery trucks, a new curb alignment is proposed to provide more maneuvering space to delivery trucks.

The project meets setback requirements and will maintain the current look of the building with exception to the entry of the existing structure. The entry will be modified to include relocated entry doors and new canopy.

Materials consist of painted CMU stucco, aluminum storefront, and painted steel shading canopies.

Sincerely,


PERKOWITZ + RUTH ARCHITECTS
Gary Eddington,
Project Manager

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