

Bradshaw & Associates

A Land Use Consulting Company

August 25, 2008

Dear Sir or Madam,

On behalf of my client, Rustam Roohani, I am applying for a Special Use Permit to allow a Financial Institution, Specified, within an existing commercial building located at 625 North Lamb. We are also requesting Waivers of the separation distances from land zoned for a residential use to zero feet where 200 feet is required for the parcel on the north, to 100 feet where 200 feet is required for the existing homes across Lamb to the east and from another Financial Institution, Specified, to 335 feet where 1,000 feet is required. The Assessors Parcel Number is 140-30-803-009.

The tenant intends to lease approximately 2,339 square feet of space for this business.

The current zoning for this parcel is C-1, which allows a Financial Institution, Specified, with a Special Use Permit.

All four corners at the intersection of Lamb and Bonanza are currently developed with commercial uses, including convenience stores, fast food restaurants and auto related businesses.

Lamb is a 100-foot wide right-of-way at this location and is capable of handling any additional traffic this business may generate. Bonanza, just south of the site, is also a 100-foot right-of-way.

Although the two vacant parcels to the north of our site are zoned R-E, they are owned by Teamsters Union Local #631 and reserved for its future expansion. Therefore, the development of residential dwellings on those properties is not likely.

Because Lamb is seven lanes wide and our driveway does not conflict with the residential access on the east, minimal impact on the existing residents is expected.

The other Financial Institution, Specified, is the Albertson's on the southeast corner of the intersection.

Due to current economic factors and because many of the nearby residents have not established a relationship with a local bank, the short term loans and other financial services this business will provide would be a benefit to the community and we ask for your support of our requests.

Yours truly,



Leni Skaar

SUP-29655
10/09/08 PC