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p:208/345/2428 www.tait.com

December 11, 2009

City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

RE: 4700 MEADOWS LANE – SPECIAL USE PERMIT APPLICATION

To Whom It May Concern:

In compliance with the requirements of the Special Use Permit we hereby submit this letter for your consideration.

At the northeast corner of Meadows Lane and Decatur Boulevard is a now vacant 76,919 square foot structure previously occupied by Mervyn's Department Store on a developed lot surrounded by existing parking and mature landscaping. It is the desire of the developer to demolish this existing structure and construct a 70,334 square foot grocery store; a permitted use in this zone. A Special Use Permit is hereby requested in order to allow package liquor sales in the store.

This proposed use and development is compatible with adjacent development in the area. The project site is bordered by active C-1 and C-2 commercial developments and is part of an existing strip mall. To the southeast of the site is an R-1 residential development. The grocery store is exempt from the distance requirement for churches, synagogues, child care facilities and city parks since it has more than 50,000 square feet of retail floor space.

The proposed grocery store employs approximately 200 employees; half full time and half part time. The grocery store operates 24 hours. The developer currently does not operate any other businesses in the Las Vegas area. Development would commence approximately July 2010.

Thank you for this opportunity to present this project for your consideration. We look forward to meeting with you and hearing your comments and questions.

Sincerely,

Jon M. Marcotte
Project Manager
Applicant's Representative

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