



January 5, 2010

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

RE: 4700 MEADOWS LANE – SITE DEVELOPMENT APPLICATION – SDR-36927

To Whom It May Concern:

In compliance with the requirements of the Site Development Application 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 an existing parking field and landscape areas. It is the desire of the developer to demolish this existing structure and construct a 71,325 square foot grocery store, which is a permitted use in this zone.

The proposed development of this parcel 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. Southeast of the site is an R-1 residential development. The developer currently does not operate any other businesses in the Las Vegas area. Development would commence approximately July 2010.

The vacant structure abuts two existing buildings that are part of the adjacent strip mall. The proposed new grocery store will comply with setback rules in the C-1 zone and will be built 10' off the parcel line. The grocery store main entry/exit will not be oriented to the corner of Decatur and Meadows, but will be mid-wall on the south side of the building. The developer hereby requests a waiver of building placement and orientation due to the fixture and merchandising layout, cart storage required, and experience of this particular retailer, making this placement most effective. Customer safety is also a consideration; with the entry/exit mid-store the majority of the customers can avoid the heavy vehicular traffic entering and exiting at Decatur, which is a major collector street in the city of Las Vegas.

Building design will conform to the requirements of Chapter 19 with colors, differences in plane, and the use of materials compatible with the development in the area. Site lighting and security cameras will be designed so as to offer safety and protection to the customers and staff. Additional lighting will be added to the east side of the new building in an effort to discourage loitering or graffiti at that location.

The parking lot will undergo changes to include the relocation of some of the landscape islands, seal coating and re-striping of the parking field, and the inclusion of shopping cart corrals. The changes will also include enhanced handicapped parking and clear paths of travel from the sidewalks to the front entry/exit. Utilities will also be upgraded to meet the needs of the new store. The proposed grocery store employs approximately 200 employees; half full time and half part time. The grocery store operates 24 hours. This particular retail operation generates high daily and weekend trip rates and requires a higher ratio of parking spaces.

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Site development standards will largely conform to the requirements of Chapter 19 of the Las Vegas Municipal Code. But due to the high number of employees at each shift and the number of customers this store generates, it is the request of the developer to be granted waivers on some of the landscaping of the site to accommodate as many parking spaces as possible.

Waivers are hereby requested to a landscape buffer width of five (5) feet along the south perimeter (Meadows), a landscape buffer of zero (0) feet along the west perimeter (Decatur) and zero (0) feet along the east perimeter. The relocated drive aisle on Meadows Drive will be bordered by new eight (8) foot landscaping on either side and an eight (8) foot landscape buffer will be included at the north border of the site along the entry ramp to Highway 95.

The city of Las Vegas Engineering Department recently requested a piece of the owner's property on Meadows Drive for street improvement and was granted the land. Because this is a new project the developer is complying with the city's request to upgrade all of the curb, gutter and sidewalk along both Decatur Boulevard and Meadows Drive.

Thank you for this opportunity to present this project for your consideration. It is the sincere hope and desire of the developer and this applicant that this project will be a welcome addition to the business community in Las Vegas and will enhance the lives of the citizens who work and shop there.

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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