# Bradshaw & Associates

*A Land Use Consulting Company*

January 25, 2007

Dear Sir or Madam,

Our client, Tesco Stores West, would like to build a grocery store on the vacant lot adjacent to the west side of Jones, just south of Cheyenne. The APN # is 138-14-501-007.

This parcel is master planned SC (Service Commercial) and the current zoning is U (Undeveloped). We are requesting a Zone Change to C-1, in conformance with the master plan.

Tesco, like other grocery retailers throughout the valley, would like to be able to provide package liquor as a convenience for its customers. Therefore, we will also be seeking a Special Use Permit to allow the sale of beer, wine and distilled spirits at this location.

Due to the existing concrete drainage conveyance along the southern portion of the site, which accepts flows from the Assisted Living facility to the west, we are proposing an alternative landscape planter design in that area, which may require a waiver from the City's landscaping standards.

We believe a grocery store is an appropriate use at this location because it will allow the residents of the Assisted Living facility to shop for everyday items without having to cross a busy street. Because Tesco's store will be smaller, and therefore more convenient than a large super store, we also believe many of the retired people, who will soon live in the Senior Apartments on the east side of Jones, will also enjoy shopping in this store.

Both Jones and Cheyenne are major streets, designed to carry significant traffic, and are capable of accommodating any additional vehicle trips generated by this use.

Sincerely yours,

Leni Skaar

Leni Skaar

MAR 13 2007

**ZON-20495**
**04/26/07 PC**

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