Narrative

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Proposed Family Dollar Store, Ivins, Utah

T & N Properties, LC is a contractor for Family Dollar Stores, Inc. and proposes to construct a new retail store on the vacant lot at the corner of 400 South and 200 East in the City of Ivins, Utah. The store will be located on the Southerly side of the Lot and face North with Parking on the North side of the store-front. The proposed project will be constructed in a single phase and will take from 90-120 days to completion. The Project will consist of two parallel schedules of construction. The Building Schedule will begin first and will consist of constructing the foundation and framing up the building. At that point the Site Work Schedule will begin with installing the site utilities, then onsite concrete and paving, along with the required off-site improvements along 200 South and 400 West streets.

Family Dollar Stores have found their market in small towns where people have to travel long distances to other retail outlets. These stores are designed to be convenient and carry a variety of common house hold and seasonal items, including some food. They generate sales tax revenue that will stay within your city thus helping the local economy. They are well maintained and the construction will be of the highest quality. The building design as presented will match the city's desired overall look for new businesses in the community.

The average Family Dollar Store is open from 9:00 am to 9:00 pm and this will be adjusted as needed for the local demand. The number of sales per hour ranges from 6 to 15, with 15 being at peak hours between 5 and 7 pm. Generally these stores do not significantly impact the local traffic, as the shoppers are spread out enough throughout the day. The plans provide for pedestrian access to and from the city street and the city has just constructed a paved walking trail on the West side of 200 East street to encourage pedestrian traffic.