

Justification Letter

To the City of Las Vegas

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This letter will serve as the required Justification Letter submitted concurrently with the Pre-Application Conference Request Form to the Planning and Development Department of the City of Las Vegas.

'Savers' is requesting a 'Special Use Permit' that will allow 'Savers' to open a new store in the City of Las Vegas. The subject space is located at 8530 W. Lake Mead Blvd, Las Vegas, NV. This existing structure is approximately 29,950 SF and its prior use was a retail drug store (former Rite Aid) located in a Neighborhood Retail Shopping Center. 'Savers' Retail Thrift Stores is proposing to lease/Re-use of this space. The current zoning for this shopping center is C-1 and the Las Vegas Zoning/Land Use code requires a 'Special Use Permit' to allow Thrift Retailers to operate in the C-1 zoning.

'Savers' Stores is a national chain of Retail Thrift stores with over 240 locations in the US, Canada and Australia. Currently there are 5 stores in the metro Las Vegas area. A typical 'Savers' Store is approximately 22K to 30K square foot in size and operates as a retailer of second hand apparel and household goods. A typical 'Savers' Store will carry approximately the following second hand merchandise: Women's apparel/shoes/accessories (40%), Men's apparel/shoes/accessories (20%), Children's apparel/shoes/accessories (10%) and miscellaneous household goods (bed, bath, kitchen items), furniture (30%). 'Savers' Stores operates much like other Soft-goods retailer providing goods and merchandise to its surrounding community. 'Savers' is a great complimentary use in a Neighborhood Shopping Center that provides convenient retail shopping and personal services and is consistent with services in commercial and neighborhood centers.

'Savers' proposed re-use of the existing structure requires minor tenant improvement work. The majority of the work will be limited to painting, new interior finishes/partitions, interior lighting upgrades, HVAC repairs, and restroom remodeling and door and window modifications. There will be no site work, landscape or exterior building additions proposed or required for the 'Savers' adaptive re-use of the space. The proposed work will minimally impact existing land, water or other natural resources and environmental conditions.

'Savers' use will provide a retail service, adaptive use of an existing building, and promotes the re-use/recycling of apparel and merchandise. The 'Special Use Permit' approval will allow for this use.

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