

Smart & Final Stores LLC
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July 15, 2014

City of Las Vegas

Department of Planning

RE: Justification Letter for Project Number **PRJ-54496**

This justification letter is submitted in connection with the above referenced project to request a waiver of the requirement to have a 400 ft. separation from a church/house of worship in order to obtain a Special Use Permit for the sale of packaged alcoholic beverages for off premises consumption by a proposed Smart & Final Extra supermarket. The premises will comply with the requirement that less than 10% of the retail floor space be regularly devoted to the sale and merchandising of alcoholic beverages.

City code states that the required separation shall be measured from the closest property lines between the existing use and the proposed establishment. That distance in this request is 243 ft. However, per code, the city may grant a waiver to an establishment having between 20,000 sq. ft. and 50,000 sq. ft. of retail floor space. The proposed building is 36,800 sq. ft.

Other mitigating factors also exist. The existing church is located on the opposite side of an approximately 6 ft. high perimeter wall that separates the properties and runs the length of the shopping center in which the proposed Smart & Final Extra is located. This wall eliminates any direct line of path travel from the church building to the Smart & Final Extra building. Additionally, due to the configuration of the church parcel, the linear distance between the church building and the Smart & Final Extra building is approximately 800 ft. Finally, the distance to travel from the entrance of the church parking lot to the front entrance of the Smart & Final Extra building is in excess of 1,400 ft.

The proposed building was previously operated by Vons Grocery for many years and by Liborio Market for a short time thereafter, both of which included liquor departments in their merchandising. The building currently sits vacant in a deteriorated condition along with a mix of vacant and operating shop spaces. The prospective owner of the property plans to substantially upgrade the Smart & Final building as well as refurbish the adjoining shops and the parking lot. In addition, Smart & Final will install all new fixtures and equipment inside the store. This investment in the shopping center will be a tremendous enhancement to the intersection and the immediately surrounding community. Also, Smart & Final Extra will create approximately 85 jobs and will help revitalize the site and attract new tenants to the shopping center.

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Smart & Final operates more than two hundred stores and has been in business for more than 140 years. The Smart & Final Extra format is a full line supermarket. The first one opened in 2008 and there will be 100 operating by the end of the current year. There are currently no Smart & Final Extra locations in Las Vegas, but the company plans to open several in the next few years and this location would be one of the first in the market.

Supermarket customers expect to find a wide array of offerings in the stores they shop, including alcoholic beverages. In order to operate successfully, this store would need to include packaged alcoholic beverages in its merchandising mix.

Thank you.

Respectfully submitted,

SMART & FINAL STORES, LLC

A handwritten signature in blue ink that reads "Pat Barber". The signature is cursive and fluid.

Patrick Barber

Vice President Real Estate