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June 26, 2008

RE: Justification Letter - Use Permit - APN 163-06-816-025 - 9560 W. Sahara Avenue

This is a request for a Special Use Permit to reestablish a supper club within an existing 6,150 square foot building that formerly was occupied by Z'Tejas Southwestern Grill. Z'Tejas officially stopped serving guests at this location on October 28, 2007 and the prior Use Permit expired after six months on April 28, 2008. The proposed supper club is located within the Wellington Commercial Center at Fort Apache and Sahara Avenue. The building consists of 6,150 square feet of interior space and an 840 square foot patio area. The dining room seats 150 patrons, the patio area seats 50 patrons and the bar has 32 seats for a total seating capacity of 232 seats. No changes to the building are anticipated. Parking complies to Code requirements and no changes to the existing parking area or landscaping are anticipated.

A waiver is also required to waive the separation from an existing religious facility located approximately 370 feet, measured building to building, to the Northwest within this same shopping center where 400 feet is required. The distance between the entrance of the supper club and the entrance of the religious facility is separated by approximately 425 feet. The religious facility houses the Young Israel - Aish Las Vegas facility. The proposed use poses no detriment since a supper club has existed at this location without issue for a number of years and the distance requirement is only 30 feet short measured building to building and the entrances are separated by over 400 feet.

The reestablishment of the use will benefit the City of Las Vegas and the neighborhood by allowing the reopening of a restaurant serving the area in what would otherwise remain a vacant building.

SINCERELY



John Vornsand, AICP

SUP-28835
08/28/08 PC

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JUN 30 2008