

Project Location: 3190 West Sahara Ave
Assessor's Parcel #: 162-05-403-001
Date: January 12, 2010
Case Number: SUP-37068
Contact: Brent E. Lovett
(702) 966-5432
Special Use Permit
Sheet 1 of 1

1. JUSTIFICATION LETTER

The use permit requested is to re-open an supper club at the location of the Vacant Port Tack location, an supper club which operated out of this location for over 25 years.. The current site was constructed for the Port Tack Restaurant. The site has currently been vacant for over 2 years.

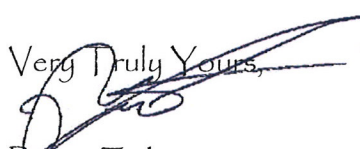
The Location will seat over 125 in its dining areas, and 30 in the bar area. The location can also accommodate 75 in its banquet area for weddings and parties.

The site and area will be greatly improved with the new 2 million dollar renovation. The Zodiac will employ over 50 employees and add to the redevelopment of the Sahara West center area.

The business intends to do 75% of its business between 5pm and 11pm, at which time the surrounding areas office business is vacant. Due to past experience with this area, no parking issues are expected.

The current zoning approved in 2007 for a 4 story 50,000 sf office tower will not be going forward due to economic conditions.

Very Truly Yours,


Brent E. Lovett

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Zodiac

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