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Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106
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Dear Sir or Madam,

I am writing to ask for an Extension of Time for the Liquor Zoning designation for the property located at 1930 Fremont Street, Las Vegas, NV 89101 and to provide justification for this request.

This property has been operating as a tavern since the 1960s. It was most recently known as the Odyssey Tavern. The previous operator was unable to sustain the business and went out of business in April of 2010.

One-third of this two-occupant building is the long-term tenant Odyssey Pizza. With the tavern gone, it has seen its traffic decrease substantially. Also, while there was construction on Fremont St., the traffic coming into the restaurant decreased to barely a trickle for several weeks. As a result, Odyssey Pizza has encountered difficulty meeting its obligations to us as the owners of the building and has been unreliable about paying rent.

Without receiving rent from the former tavern, we have undergone tremendous financial hardship and have experienced difficulty sustaining the mortgage on the property while we are actively looking for a new tenant. We have employed two listing agents to help us in the search for a new tenant.

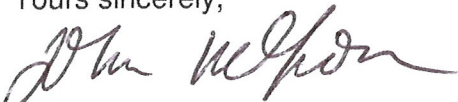
However, recently we have experienced a renewed sense of hope that this area will regain its former traffic and vibrancy. The road construction is over and we have received more phone calls from prospective tenants enquiring about this property. We remain optimistic that we will be able to rent out this property soon.

Securing a new tenant in this area and in these times is challenging and may take some time. For this reason, we respectfully request a two-year extension for a Liquor Zoning authorization.

Should you have any questions, please do not hesitate to contact me at 408.203.1971.

We look forward to your response.

Yours sincerely,


John Wolfson

