

A Justification Letter

Application Filed: 4/27/2022

22-0248 - Project Application (PRJ)

Key Number: 1710931

Project Name: PIER 88 BOILING SEAFOOD AND BAR

Parcel: 13823215012

Location of the Project: 2080 North Rainbow Boulevard

Description: 22-0248 - SUP

Special Use Permit application:

Apply for temporary alcohol Service license and liquor alcohol license.

Managing Member

SHI HE ZHANG, TEL563-505-6888

Representative, ADM Controller

TRAVIS LU / TEL, 702-234-3058

LEASING AGENT:

VESTAR BEST IN THE WEST PROPERTY, LLC

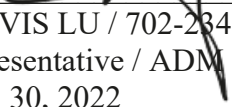
Ryan Ash, 7575 Carson Blvd.,

Long Beach, CA 90808, (562)-938-1722

The request and the intended use of the property:

FULL-SERVICE SEAFOOD RESTAURANT WITH ALCOHLO ON REMISES; 4 (WAIVER)

- ❖ General seating area,130 person, no outdoor dining area;
- ❖ The establishment has 15 Fulltime and 5 Parttime of employees;
- ❖ Hours of operation: 11:30 am till 11:00pm; 7 days weekly;
- ❖ No existing similar uses owned or operated by the applicant and their location;
- ❖ No required state licenses specific to the use requested;
- ❖ The Restaurant is not participated in the City of Las Vegas Green Building Program;
- ❖ The Restaurant is not constructed to LEED or other equivalent standards;
- ❖ The Restaurant is not utilized alternative energy sources or water savings measures;
- ❖ The Restaurant is not connectivity to adjacent parcels;
- ❖ The Restaurant is not qualified as a walkable community;
- ❖ The Restaurant is not using any means of sustainable construction?
- ❖ The Restaurant is not need to meet the intent of the Urban Forestry Initiative.



TRAVIS LU / 702-234-3058
Representative / ADM Controller
April 30, 2022

22-0248
05/03/2022