

John David Burke, Architect

July 31, 2009

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT**
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: Justification Letter – Special Use Permit, On Site
Consumption of Beer and Wine
Nora's Wine Bar – 1,100 s.f. Addition
1031 South Rampart Boulevard**

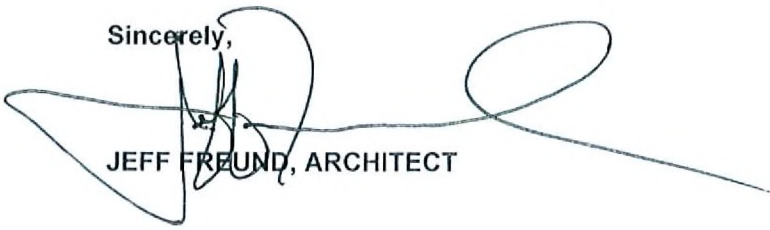
The plans we are submitting today for your review depict an 1,100 square foot addition to the existing Nora's Wine Bar. The restaurant is located in the Rampart Commons Shopping Center in an existing C1 zone at the northwest corner of a major section line intersection – Charleston and Rampart. This is a request for a Special Use Permit for On Site Consumption of Beer and Wine. A Special Use Permit for the same use in the same location already exists for this same business license. This request is merely to allow an expansion of the restaurant floor area into an adjacent lease area. No exterior façade work is included in this request.

Nora's is a fine dining restaurant that offers a European menu. The Mauro family has operated this business since 2005 and the addition is a reflection of their success. The restaurant is now a quality member of the Las Vegas business community. With the addition, it will be even more so.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code and all previous approvals.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JEFF FREUND, ARCHITECT

RECEIVED

AUG 10 2009