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May 29, 2009

HAND DELIVERY

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

RE:	Justification Letter/ Pre-Application Conference
APPLICATION:	Special Use Permit
APPLICANT:	Boca Fashion Village Pizzeria, Inc.
APN:	138-323-12-005

To Whom This May Concern:

This letter serves as a Justification Letter regarding why a Special Use Permit should be granted to Boca Fashion Village Pizzeria, Inc. The Moran Law Firm, LLC, represents the interests of Boca Fashion Village Pizzeria, Inc., owner of the property - APN 138-323-12-005 - that is requesting a Special Use Permit. The property is to be used for a Restaurant with a Supper Club Liquor License. The property is located in Summerlin, in the Boca Park strip mall subdivision, at 750 South Rampart Boulevard, Building 6, Suite 7, Las Vegas, NV 89145.

As the Boca Fashion Village Pizzeria, Inc., will be requesting a Supper Club Liquor License, the property will be a pizzeria restaurant in which the restaurant operation is the principal portion of the business. Since the Boca Fashion Village Pizzeria, Inc.'s primary business will be operating the restaurant, the bar area will be separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors, full-course meals will be available during all hours the bar area will be open to the public, alcoholic beverages will be served in the restaurant area only in conjunction with the service of food, and a cook and food server - other than a bartender - shall be available at all times the bar area is open to the public. Hence, since the actual seating available at all times within the restaurant area will accommodate at least One Hundred Twenty-Five (125) persons and since the property is not located within Four Hundred (400) feet of any church, synagogue, school, child care facility, or City park, Boca Fashion Village Pizzeria, Inc.'s property is suited for a Supper Club License. Therefore, a Special Use Permit should be granted to Boca Fashion Village Pizzeria, Inc.

Regarding the Boca Park strip mall subdivision in Summerlin, this area has become highly popular with the public for its vast array of upscale clothing stores, restaurants, bars, popular department stores, and other attractions. Many consumers frequent the area for shopping, enjoying the atmosphere, socializing, drinking, and/or dining. The addition of another Restaurant with a Supper Club Liquor license would hence serve to compliment the existing businesses of Boca Park, as well as compliment the essence of the Summerlin community and the City of Las Vegas.

The existing restaurants of the Boca Park strip mall subdivision in Summerlin are complimentary to one another in that they provide consumers a variety of dining choices to suit ones' preference. Some of the

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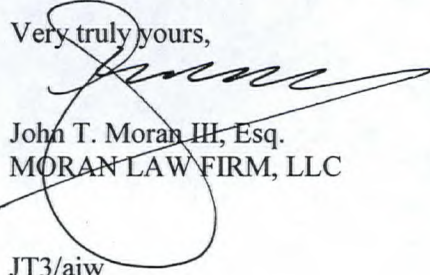
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existing restaurants located within the Boca Park strip mall subdivision in Summerlin are: (1) Kona Grill, located at 750 South Rampart Boulevard, Building 6, Suite 1; (2) Gordon Biersch, located at 750 South Rampart Boulevard, Building 6, Suite 16; and (3) the Cheesecake Factory, located at 750 South Rampart Boulevard, Building 6, Suite 17. All of these existing restaurants compliment one another by providing a wide array of dining choices for the numerous consumers who frequent the area. There is a sushi restaurant, a Brewery bar and grill, a nationwide chain restaurant serving a wide variety of cuisines, and with Boca Fashion Village Pizzeria, Inc., there would also be a pizzeria. Allowing Boca Fashion Village Pizzeria, Inc., a Special Use Permit would thus further add to the variety of restaurants and other business located within the Boca Park strip mall subdivision in Summerlin, making consumers more likely to frequent the area and stay longer once in Boca Park. Therefore, the addition of Boca Fashion Village Pizzeria, Inc., would safeguard the interests of the City and the public by creating an additional restaurant for consumers to enjoy in a highly trafficked area, potentially providing an economic boost to the Summerlin area and the City of Las Vegas.

Furthermore, the addition of Boca Fashion Village Pizzeria, Inc.'s Restaurant with a Supper Club License would be replacing the "Wild Truffles" Restaurant which has since closed. Boca Fashion Village Pizzeria, Inc. is leasing the property that formerly held the "Wild Truffles Café," which has since gone out of business, and hence, the addition of a Restaurant with a Supper Club Liquor License in the location formerly held by "Wild Truffles" is a logical fit since having a restaurant in this location has formerly been deemed to promote the well-being of the City of Las Vegas, while also safeguarding the interests of the City and the public.

Therefore, for the aforementioned reasons, a Special Use Permit should be granted to the Boca Fashion Village Pizzeria, Inc. If you have any additional questions, comments, and/or concerns regarding Boca Fashion Village Pizzeria, Inc., please do not hesitate to contact me personally. I remain,

Very truly yours,



John T. Moran III, Esq.
MORAN LAW FIRM, LLC

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