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November 7, 2006

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City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

HAND DELIVERED

RE: Justification Letter – Parking Variance

Dear Planning and Development Department:

Enclosed is an application for a Parking Variance submitted in conjunction with an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is also being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated as part of the Bill Heard Dealership.

Because the automobile service facility is operated as part of the Bill Heard Dealership, the operation does not require the amount of parking required by code for a stand-alone automobile service facility. The current facility's requirements are more consistent with that required for a dealership with the ancillary use of an automobile service facility. Such a facility only requires 310 parking spaces and the Property would have parking in excess of what is required.

However, the existing facility is located on separate parcels from the Bill Heard Dealership. Therefore, a variance is required. The Applicant is requesting a variance to permit 509 parking spaces where 783 are required, or reduction of 35%.

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Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

Stacie A. Truesdell

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Enclosures.

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