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November 7, 2006

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

HAND DELIVERED

RE: Justification Letter – Site Development Plan Review

Dear Planning and Development Department:

Enclosed is 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 being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated in conjunction with the Bill Heard dealership located adjacent to the Property. The Applicant wishes to expand the existing service facility.

Additionally, the Applicant is requesting waivers of the following perimeter landscaping requirements:

1. A waiver of the perimeter landscaping along the east Property line. Currently, there is no perimeter landscaping provided along the east Property line. Moreover, the property to the east is a developed commercial center, the back side of which abuts the Property, and this property has not provided perimeter landscaping adjacent to the Property.
2. A reduction for the perimeter landscaping requirement along the southern Property line. Currently, there is no perimeter landscaping provided along the southern Property line. The existing building is approximately 27 feet from the property to the south. Therefore, perimeter landscaping cannot be provided here and maintain the existing access along the

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southern end of the Property. The Applicant is proposing to provide limited landscaping of 5.5 feet along the western half of the southern Property line where such landscaping will not interfere with on site traffic flow.

3. A reduction for the perimeter landscaping along the western Property line to permit 6.5 feet of landscaping where 8 feet is required. Currently, there is no perimeter landscaping provided along the western Property line. Here, the Property abuts parking structures for the residential property to the west. 6.5 feet of landscaping in conjunction with the landscaping provided by the property to the west should form an increased barrier from what is currently provided.
4. A reduction for the perimeter landscaping along the north Property line. Currently, there is no perimeter landscaping provided along the north Property line. The Applicant is proposing to provide a sidewalk with 1.5 feet of landscaping along the north Property line and approximately 20 feet of landscaping at both northern entrances to the Property.

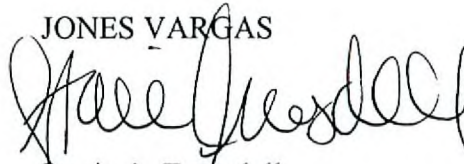
Due to that fact that the Property is currently operating and will continue to operate as an automobile service facility in conjunction with the adjacent Bill Heard Dealership, pedestrian use of the Property is not intended and could be unsafe due to the large number of automobiles that will be operating on the Property. Therefore, the Applicant is also requesting a waiver of the pedestrian open space requirement. Additionally, all of the parking provided on site will be used in conjunction with the service facility and a majority of the parking is not visible from Meadows Lane. Therefore, the Applicant is requesting a waiver of the requirement for landscaping islands within the parking lot.

Finally, the Applicant would like to request a waiver of the perimeter fencing requirements in order to retain the existing perimeter fencing which consists of chain link. The Property is contiguous with the Bill Heard Dealership to the southeast and the Applicant would like to maintain the existing fencing so that it is uniform with that provided on the contiguous property.

The proposed expansion will result in a more aesthetically pleasing view of the Property from Meadows Lane and the proposed landscaping will be an enhancement over what is currently provided. 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

ST
Enclosures.

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