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February 27, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Revised Justification Letter – Miracle League
General Plan Amendment, Zone Change, & Site Development Review
APN: 139-32-501-001**

To Whom It May Concern:

Please be advised that our office represents Miracle League (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for this proposed baseball field to provide for opportunities for all disabled children (the "Project") generally located near the southeast corner of Rancho and Mesquite, more particularly known as APN: 139-32-501-001 (the "Site"). The Applicant is seeking a general plan amendment, a zone change, and site development review.

General Plan Amendment

The Site's current general plan has no special designation. The Applicant is seeking a general plan amendment to designate the Site to Public Facility. A reclassification of the Site to Public Facility would allow the Applicant the ability to seek the proper zoning for the proposed Project.

Zone Change

In conjunction with a general plan amendment, the Applicant is seeking a zone change for the Site from R-1 to Civic District (C-V District). A C-V District is intended to provide for the continuation of existing public uses. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious organization.

As in this case, the Applicant is seeking to develop the easterly portion of the Site, the First Christian Church of Las Vegas, into a baseball field to be used by all disabled children. Therefore, this zoning is appropriate.



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Site Development Review

The Project is designed to provide opportunities for all children to play baseball regardless of their ability. The Project would consist of a custom-designed field with cushioned rubberized turf to help prevent injuries, wheelchair accessible dugouts, and a flat surface to eliminate any barriers to wheelchair-bound or visually impaired players. Also, handicapped parking will be provided on the Mesquite side of the Site.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

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