



CLIFTON A. MARSHALL
ARCHITECT, LTD.

May 18, 2007

City of Las Vegas Planning and Development
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a General Plan Amendment and Zone Change
APN 139-28-604-007

*and Site Plan
Review*

Dear Sir/Ma'am:

The owner of the property, Burney Smith LLC is requesting the rezoning of the property from R-E to C-1. The owner would like to use this property for a parking lot for the property he owns directly to the west.

Access to the parking lot would primarily come from Martin L. King Blvd. (MLK) from an easement from the property to the south. C-1 zoning is already established between MLK and N St.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by relieving parking at a very successful business in the community. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

Clifton Marshall, AIA

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07/26/07 PC