

LARRY R. NELSON, P.E.  
President

Project Number: 1206-011-071

January 9, 2008

City of Las Vegas  
Planning Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

**Re: JUSTIFICATION LETTER FOR A GENERAL PLAN AMENDMENT APPLICATION (GPA-25969 AND ZON-25970)**

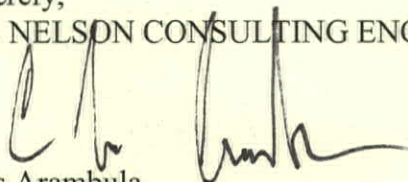
**APN: 139-19-101-002**

Dear Staff:

On behalf of our client, The Investor's Group, we are pleased to submit this justification letter for a rezoning application on property located on southeast corner of Decatur Blvd. and Smoke Ranch Road. Recently approved rezoning to adjacent properties to a Commercial Use, provides a balance to this corridor. Our Land Use request to be considered is a Service Commercial Land Use with a C-1 zoning to complete this intersection. The proposed site will consist of a retail uses along with a storage complex.

We feel that this Service Commercial Land Use is compatible with the surrounding area. On behalf of The Investor's Group, we respectfully ask for your favorable recommendation on the application. If you have any additional questions or concerns please feel free to contact myself at 702-798-7978.

Sincerely,  
L. R. NELSON CONSULTING ENGINEERS, INC.



Chris Arambula  
Project Planner

**NEVADA**

L.R. NELSON  
CONSULTING ENGINEERS, INC.  
6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811  
Phone 702 / 798-7978  
FAX 702 / 451-2296  
Email lrnelson@lrneng.com

**UTAH**

L.R. NELSON  
CONSULTING ENGINEERS, L.L.C.  
51 West 9000 South  
Sandy, UT 84070-2008  
Phone 801 / 565-8580  
FAX 801 / 565-9340  
Email lrnslc@qwest.net

**GPA-25969  
REVISED  
01/24/08 PC**

RECEIVED  
JAN 10 2008