

LARRY R. NELSON, P.E.
President

Project Number: 1206-011-071

January 9, 2008

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

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

**Re: JUSTIFICATION LETTER FOR A ZONE CHANGE
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 zoning request to be considered is a C-1 zoning with a Service Commercial Land Use to complete this intersection. The proposed site will consist of a retail uses along with a storage complex.

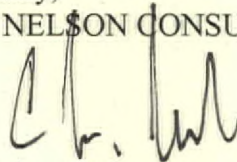
NEVADA

**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 lnelson@lneng.com

We feel that this C-1 zoning with a 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

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

**ZON-25970
REVISED
01/24/08 PC**

**RECEIVED
JAN 10 2008**