

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 GENERAL PLAN AMENDMENT APPLICATION (GPA-25969 AND ZON-25970)

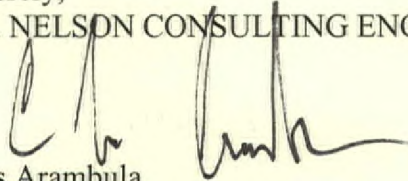
APN: 139-19-101-002

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

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

RECEIVED
JAN 10 2008