

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 ZONE CHANGE  
APPLICATION (GPA-25969 AND ZON-25970)**

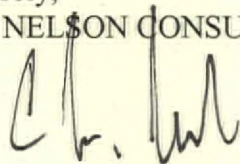
**APN: 139-19-101-002**

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.

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

**NEVADA**

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**UTAH**

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

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JAN 10 2008