

Project Number: 1206-011-071

LARRY R. NELSON, P.E.
President

July 8, 2008

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

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

**Re: Justification letter for Decatur/Smoke Ranch
Apn# 139-19-101-002
Approx. 5.32+/- acres**

Dear Staff:

On behalf of our client, Smoke Ranch Investments, we are pleased to provide this justification letter to provide information on a Tentative Map being submitted for consideration on the above referenced project.

We are asking for this request to create a one lot commercial subdivision for the entire 5.32 +/- acre site. At a later date we will provide a SDPR site plan to address our intent for the development of this property. We have had numerous meetings with the neighbors and Commissioner Barlow and his representative and they are aware of our intention for the site.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request your consideration of this Tentative Map. If you have any questions or concerns, please contact this office at your convenience.

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

Mark Bangan
Planning Manager

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 lrnengineers@lrnslc.com

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