

MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE

MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK J. SHEEHAN
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER
MOLLY MALONE REZAC

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

WHITNEY D. BOCCHI
LOUIS M. BUBALA III
JUSTIN J. BUSTOS
ADAM K. BULT
DAVID A. CARROLL
KENNETH K. CHING
TRACY A. DIFILIPPO
ANTHONY J. DIRAIMONDO
KATHLEEN L. FELLOWS
RYAN W. HERRICK
BRIAN R. IRVINE
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLOMP
CURT R. LEDFORD

BRYAN A. LINDSEY
LINDA P. MCKENZIE
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
RICHARD A. RAWSON
JOHN P. SANDE, IV
BRADLEY SCOTT SCHRADER
BRETT J. SCOLARI
STEVEN G. SHEVORSKI
MATTHEW S. SOLLITTO
THORAN C. TOWLER
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
HERBERT M. JONES (1914 - 2008)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfellows@jonesvargas.com

RICHARD G. BARRIER
ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

November 24, 2008

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

Hand Delivered

**Re: Application for General Plan Amendment and Zone Change
Mesquite Club, Inc. / 702 E. St. Louis Ave. / APN 162-03-801-002
Justification Letter**

Dear Planning and Development:

Enclosed is a request for a general plan amendment and zone change for that property located at 702 E. St. Louis Avenue (APN 162-03-801-002) (the "**Property**") submitted by Mesquite Club, Inc (the "**Applicant**"). The Property is currently zoned R-1 and designated Residential Low under the General Plan and has an approximately 6,200 square foot building located on the north side of the Property.

The Mesquite club has distinguished itself as a service organization in the community, city, and state. The Mesquite Club has made important contributions to Las Vegas and the State of Nevada since 1911 and wants to continue its strong tradition of service to the community. It works nationally through its membership in the General Federal of Women's Clubs. Awards, honors, proclamations, and other items of recognition for these services are replete in the Mesquite Clubhouse, with literally hundreds of plaques and certificates of appreciation.

In the early years, the Mesquite Club established, stocked, and staffed the first library; inaugurated the Community Christmas Tree celebration; worked to pass state suffrage for women in Nevada; and joined with the Red Cross to make bandages and raise funds during World War I. The Mesquite Club celebrated its ninety-year anniversary in 2001 and continues to actively support city initiatives. Most recently, the Mesquite Club has worked with the City's Neighborhood Services Department to coordinate and promote involvement by having the Property serve as the meeting location for the Southridge Neighborhood Association. The Mesquite Club also recently applied to the City's Historic Preservation Commission to have the building on the Property designated as a historic building.

In order to continue to meet the needs of the community and to maintain the vitality of the organization, the Mesquite Club desires to amend the General Plan from Residential Low to PF (Public

Facility) and the zoning from R-1 to C-V to allow the Property to be used for banquet activities as an accessory use and for members only. These activities will help continue to fund the Mesquite Club's service to the Las Vegas community.

The intensity of the proposed General Plan Amendment and Zone Change are compatible with the existing land use and zoning designations. Immediately adjacent to the west of the Property is the First Southern Baptist Church, Las Vegas, which is zoned C-V. Immediately adjacent to the east, south, and north of the Property are single family residences zoned R-1. Less than 1000 feet directly east toward Maryland Parkway are Trinity Christian elementary school (zoned R-1, general plan designation PF) the Baker Park Community Center (zoned C-V, general plan designation Park/Recreation/Open Space), John C. Fremont middle school (zoned C-V, general plan designation PF), and Christ Episcopalian Church along Maryland Parkway (zoned C-V, general plan designation PF). Farther south toward Sahara Avenue there is an R-PD25 zoned property and C-1 commercial along Sahara, with general plan designations varying between Service Commercial and Commercial.

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed General Plan Amendment and Zone Change because the building on the Property has been in existence and used by the Mesquite Club for its activities since 1961. The Mesquite Club does not propose any expansion of the existing facilities at this time. The proposed amendment and zone change conform to other adopted plans and policies because it is in the best interests of the public to have existing uses in compliance with the general plan and zoning designations.

Thank you for your consideration of this request. Please contact me at (702) 863-3306 if you have any questions or comments.

Very truly yours,

JONES VARGAS

A handwritten signature in blue ink, appearing to read 'Kathleen L. Fellows', with a long horizontal flourish extending to the right.

Kathleen L. Fellows

Enclosures as stated.

GPA-32139
01/08/09 PC