

November 25, 2008

CITY OF LAS VEGAS
PLANNING DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter – APN 162-06-801-005
General Plan Amendment and Zone Change
P's Auto Sales**

To Whom It May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a general plan amendment from Service Commercial to General Commercial and a zone change from C-1 to C-2 for a parcel located on the northwest corner of Las Verdas Street and Sahara Avenue.

The subject site is part of an overall commercial center containing a variety of uses including, retail restaurant and office tenants. The existing building was previously entitled and utilized as a automobile repair shop that has since gone out of business. The site is part of large commercial center, surrounded by commercial uses to the north, east, south and west and is located on a 100 foot arterial, Sahara Avenue. Consequently, the proposed general plan amendment and zone change are entirely consistent with the area and will not have an adverse impact on surrounding properties.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,



Tabitha D. Fiddymont
KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

**GPA-32167
01/08/09 PC**