

MLK Carey, LLC

237 Sierra Country Circle
Gardnerville, NV 89460

145 Granite Hill Rd.
Kalispell, MT 59901

Phone 775 265-7468

406 755-6845

Fax 775 265-7457

406 755-0550

Email tlalonde@charter.net

wtb@bresnan.net

December 3, 2009

Planning Commission
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter
General Plan Amendment and Rezoning
Parcels 139 215 10001 and 002; 003; 004

Dear Sirs,

MLK Carey LLC has recently acquired the above four referenced contiguous parcels. These are located at the Southeast corner of Martin Luther King Boulevard and Carey in the city of Las Vegas. They are directly across the street to the south from the new Justice and Senior Centers; to the east of a gas station and related buildings (to be redeveloped) and diagonally across from a gas station which is on the Northwest corner of the intersection. The property currently is occupied by a banquet hall; however, most of the land is vacant. The long term plan will be to demolish the existing 4000 square foot building and redevelop the site.

These properties offer some unique circumstances, that when resolved, will benefit the City's overall planning. Basically the referenced lots are under a split zoning, and further, zoning and master plan designations are neither the same nor compatible. Once corrected the General Plan and zoning will be brought into conformance and the lots will have consistent zoning. Thus by cleaning up the confusion between various controlling designations the overall objectives of the General Plan will have been met.

Through some unknown reason the properties are divided in half with two separate zonings, i.e. C-2 along Miller Ave. and R-2 along Carey Ave. Logic would dictate that this is a commercial corner and the land especially along Carey should be zoned commercial. Our intention is to correct this situation and pursue a homogeneous commercial zoning covering all four contiguous lots. This zoning and usage will be compatible with the surrounding land uses and designations.

ZON-36839

RECEIVED

01/28/10 PC

DEC 04 2009

Once we have a realistic and consistent zoning we will be able to begin the marketing and planning for the property. Until such time as we have these problems resolved it makes little sense for us to begin an elaborate planning process. Thus we are only submitting for the corrections to the zoning and master plan without a site plan approval process. We intend to submit a site development plan at a later date.

The corrections applied for herein will be consistent with the spirit and overall intent of the General Plan and area zoning. And as such, these remedies will better reflect the City's land-use goals and policies.

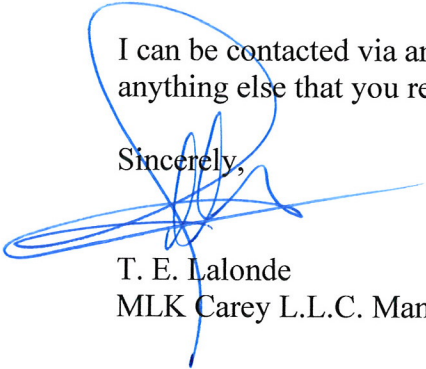
With the major work underway on North Martin Luther King Blvd including expansion and beautification, as well as the major east-west capability of Carey, provisions for more than adequate traffic capability for most any use of this site will be available. Additionally, by cleaning up a rather blighted area through development of this key, intersection site the community's public health, safety and general welfare will be enhanced. First and last impressions of people entering or leaving the City to or from the North will be put in a better light.

Once developed this site will offer a number of positive impacts to the community:

- It will create a location for commercial operations and thus jobs.
- It will revitalize and beautify the current corner and area.
- It will offer convenience of service to local residence by bringing commercial services closer to them.
- It will generate tax revenues.
- Any finalized and approved site plan will enhance the area's image.

I can be contacted via any of the means on the letterhead. Please let me know if there is anything else that you require at this time.

Sincerely,


T. E. Lalonde
MLK Carey L.L.C. Managing Member, Secretary

ZON-36839
01/28/10 PC

RECEIVED
DEC 04 2009