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EXECUTIVE DIRECTOR

April 3, 2007

City Clerk
1st Floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101
Facsimile: (702) 382-4803

Hand Delivered

Re: Request to set applications ZON-18208, VAR-18210, SUP-19129, and SDR-18206 for April 18, 2007 City Council Agenda

Dear City Clerk:

Please be advised that this firm represents Fletcher Jones Management Group, Inc. (the "Applicant"). The City Council tabled applications ZON-18208, VAR-18210, SUP-19129, and SDR-18206 from the March 21, 2007 City Council agenda. The Applicant respectfully requests that ZON-18208, VAR-18210, SUP-19129, and SDR-18206 be placed on the April 18, 2007 City Council Agenda.

Thank you for your consideration of this request. Please contact me at (702) 862-3306 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Kathleen L. Fellows

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

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RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY

Subsequent to the letter it was determined that these items would be heard at the 5/2/2007 City Council meeting

4/25/07 #79-82

DECATUR CROSSING CENTER LLC

15490 Ventura Blvd., Ste. 200

Sherman Oaks, CA 91403

Tel: (818) 501-5500

Fax: (818) 501-7629

E-mail: Decaturcenterllc@aol.com

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April 26, 2007

Via Fax No. 702-382-4803 & Mail

Honorable City Council
C/o City Clerk's Office
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

Support

*Re.: Support of ZON-18208, VAR-18210, SUP- 19129 And SDR- 18206 -
proposed expansion of existing Body shop on Meadows Lane by Applicant
Fletcher Jones Management Group, Inc.*

Dear Honorable City Council Members:

We are the owners of the Target/Big Lots Anchored Shopping Center located directly across Meadows Lane from the subject property. We have owned this Center since 1997.

This Letter is to inform your honors that we generally support the construction of this project as the applicant has modified certain aspects of its project and has demonstrated to us that its proposed expansion not only will not negatively impact the surrounding area but may in fact improve it.

Landscaping /Aesthetics

We strongly believe that this expansion project as modified recently to include more landscaping along meadows Lane will aesthetically enhance Meadows lane since there is currently no landscaping at all in front of this property. All we see across the street is a sea of asphalt, an old building, a fence, and a jungle of parked cars. The proposed project will certainly make the area aesthetics and the public right of way look much better than existing .

Traffic / Economics

We also believe that this project will economically benefit the immediate commercial area as it will bring in additional day time employment, visitors, and customers. Meadows lane is an existing four lane road which is seldom busy. The anticipated increase of a few hundred cars in peak morning and afternoon times in daily traffic on this four lane road can easily be handled.

Submitted after final agenda

Date 4-30-07 Item # 79-82

Honorable City Council
April 23, 2007
Page 2 of 2

There are retail buildings at this intersection some with vacant stores & empty lunch time restaurants as this commercial/retail area has seen a decline in day time customers and visitors since the opening of the Super Wal-Mart anchored shopping center further south at Charleston and Decatur . Since there are no office buildings in this immediate area to generate day time traffic to the retail in this area, we need more complimentary commercial uses like this project to help the creation of additional day time employment, customers, and visitors to the immediate area.

Location

This project does belong in this location as this area is historically comprised of many auto dealer ships, is centrally located, is easily accessible via the adjacent recently widened I-95 freeway with newly improved Decatur on & off ramps, and the proposed project is part of an existing reputable Dealership which needs to grow as the rest of the City has grown in the past decade. This project is mainly slated to provide a place for the growing number of local owners of passenger vehicles/SUVs and light trucks to seek scheduled service, warranty repair, replacement parts, and/or Body repair work for their vehicles.

With appropriate conditions imposed by your honors on this expansion project to reasonably protect the adjacent residences from undue noise etc. , we believe this project will be an appropriate fit for the area both planning wise and economically. This proposed expansion is certainly not an industrial use, reasonably conforms to the general plan for the area , and will generally benefit the area.

We Thank you in advance for your attention to this matter.

Sincerely,



Albert Cohen

Managing Member