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EXECUTIVE DIRECTOR

February 26, 2007

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

HAND DELIVERED

RE: Justification Letter – General Plan Amendment

Dear Planning and Development Department:

Enclosed is an application for a General Plan Amendment of approximately .54 acres located at 400 S. Decatur Blvd., north of Alta Ave. (APN 138-36-713-028 and 029) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

APN 138-36-713-028

APN 138-36-713-028 ("**Parcel 1**") is zoned R-3 (Limited Multiple Residence District) and designated SC (Service Commercial) under the General Plan. The Applicant requests to amend the General Plan designation for Parcel 1 from SC to GC (General Commercial) in conjunction with an application to rezone Parcel 1 to C-2 (General Commercial) because the current use and zoning designation for Parcel 1 do not currently comply with the General Plan designation.

APN 138-36-713-029

APN 138-36-713-029 ("**Parcel 2**") is zoned C-2 and designated SC under the General Plan. The Applicant requests to amend the General Plan designation for Parcel 2 from SC to GC because the General Plan designation does not comply with the current use and zoning designation for Parcel 2.

The Property is currently operated as part of the Bill Heard Dealership (the "**Dealership**"). The Dealership is comprised of five parcels, including Parcel 1 and Parcel 2. The Applicant requests to amend the General Plan designation for the Property so that the Applicant may re-map the entire Dealership into one parcel. In order to accomplish this all parcels must be zoned C-2 and designated GC under the General Plan.

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February 26, 2007

Page 2

The General Plan Amendment is appropriate for the following reasons:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations. Under the General Plan, the property to the north of the Property is primarily designated GC with a portion designated H (High Density Residential, Greater than 25 du/ac). The property to the west, east, and south is all designated SC under the General Plan.
2. The zoning designations allowed by the proposed amendment will be compatible with the existing land uses or zoning districts because the Property is currently part of the Dealership and has been operating as such for an extended number of years.
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses permitted by the proposed General Plan designation because the Property has been used as part of the Dealership for an extended number of years.
4. The proposed amendment conforms to other applicable adopted plans and policies because it is in the best interests of the public to have zoning in compliance with the General Plan. The amendment is therefore appropriate because it promotes the objectives of the General Plan.
5. The Property has been operating as part of the Dealership concurrently with the surrounding land uses for a number of years despite the current General Plan designation.

The proposed General Plan Amendment will make revitalization of the Dealership more efficient if the Dealership encompasses only one parcel rather than five. Moreover, the General Plan Amendment is appropriate because the Applicant does not intend to change the current use or intensity of the use on the Property.

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 YARGAS



Katie Fellows

Enclosures

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