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

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January 9, 2007

HAND DELIVERED

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

RE: Justification Letter – Rezoning

Dear Planning and Development Department:

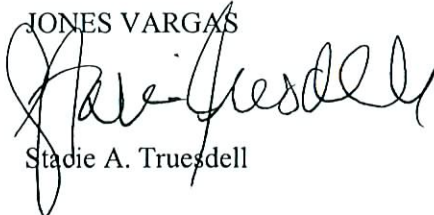
Enclosed is an application for a Rezoning of the approximately 0.26 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-713-028) (the “**Property**”) submitted by Fletcher Jones Management Group, Inc. (the “**Applicant**”).

The Property is zoned R-3 (Limited Multiple Residence District) and designated SC (Service Commercial) under the General Plan. The Property is currently used as part of the Bill Heard Dealership. The Applicant requests to rezone the Property C-1. Such a request is in conformance with the General Plan and the current use of the Property.

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

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ZON-19128
04/12/07 PC