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Planning & Zoning Entitlements

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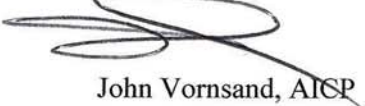
January 30, 2014

RE: Justification Letter - General Plan Amendment & Zone Change - APN 138-24-611-063

The applicant is requesting a General Plan Amendment from Rural to Service Commercial (SC) and a Zone Change from R-E to C-1 for a .43 acre lot on the North side of Lake Mead Boulevard approximately 300 feet West of Decatur Boulevard. Adjacent to the East is an existing dog grooming and boarding establishment with an auto repair shop located to the east of that, both zoned C-1. To the South across Lake Mead Boulevard is an existing shopping center including a grocery store, retail businesses, fast food establishments and smog check facility also zoned C-1. To the West and North are existing single family residences located within unincorporated Clark County.

This property, which is presently vacant, has been a serious problem for the property owner because of illegal trespassing and dumping. The owner has constructed a chain link fence surrounding the property to prevent trespass but is still having to accomplish periodic clean ups of illegal dumping on the property at a cost of many thousands of dollars. A residential use on this property is not compatible or appropriate due to the existing commercial uses to the East and South and the fact that Lake Mead Boulevard is a major street that is too highly trafficked to be appropriate for a single family residential use. The existing single family residences fronting on Lake Mead Boulevard to the West were constructed 50 years ago when Lake Mead Boulevard was not the heavily trafficked commercial thoroughfare it has become today. A commercial designation for this property is both appropriate zoning and compatible in the area.

SINCERELY



John Vornsand, AICP

GPA-53013 & ZON-53014

PRJ-52911
02/24/14