LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

November 28, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER – **General Plan Amendment, Zone Change, Site Design Review and Waiver for Parking Lot Fingers**

The name of this proposal is: **Allen Hamika Lake Mead and Decatur**

1. This land use application will produce an environment of stable and desirable character consistent with the objections of Title 19 and the General Plan due to the area in which it will service.
2. The purpose is to make the necessary applications to allow for a zone change from R-E to C-1. To properly affect this we hereby apply for a general plan amendment from ML to SC.
3. We will develop this property as a retail center consisting of six (6) units, all of which are one-story.
4. The total gross acreage for this site is .79 acres. The APN is 139-19-301-002.
5. The General Plan adjacent to this project is SC to the west and ML to the east.
6. We are requesting a waiver of the required 1 parking finger per 6 parking spaces to accommodate the required 38 parking spaces.

Thank you for your assistance in this matter. If you need any additional information, please contact me or my assistant, Carol Caldwell.

Very truly yours,

Jay H. Brown

Jay H. Brown

JHB:cc

ZON-18375
01/25/07 PC