

Fred Nazaryan
5001 West Charleston Blvd.
Las Vegas, NV 89146

To:

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

August 21, 2006

Justification letter for a Zoning change request from C-1 to C-2.

The property located on Charleston Boulevard West, at the number 5001, APN 163-01-502-011 consists of two existing buildings presently used for minor auto repairs. The rest of the property, as shown on the plan A1 consists of parking spaces and driveways.

The limitation of business required by the C-1 zoning regulations is very restrictive, whence frustrating.

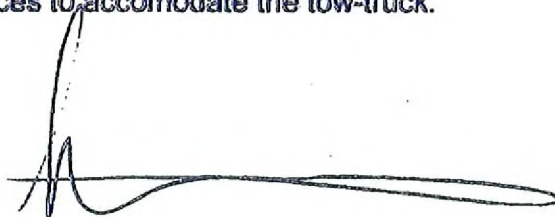
Minor technical interventions often lead to more severe diagnostics for which necessary repairs are not allowed on location, therefore causing a considerable loss of business.

The change to C-2 Zoning would bring a tremendous improvement in this company's business.

No change would occur in the appearance of the repair shop as well as the parking lot since the application includes the use of a tow-truck without storage. There is actually enough parking spaces to accomodate the tow-truck.

Sincerely,

Fred Nazaryan
Business Owner



ZON-16196
10/05/06 PC