

ALL-STAR AUTOMOTIVE, INC.

P.O. Box 81191
Las Vegas, NV 89180

Wednesday, December 13, 2006

To: Planning And Development Department

Re: Zone Change - Justification Letter
APN # 139-28-401-029 and 139-28-401-031
2029, 2039, 2041 W. Bonanza Road, Las Vegas, NV 89106

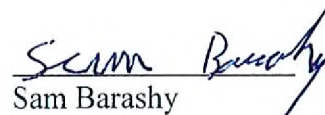
Dear Sirs,

We hereby submit a request to change the current zoning of the subject property from a C-2 zoning, to a C-M zoning.

The reasons that we request the zone change are as follows:

1. The design of the site fits uses which are not permitted in C-2 zoning, but are allowed in the C-M zoning
2. The area characteristics have changed and there is a demand for uses that are more suitable to a C-M zoning, rather than a C-2 zoning. Some of the proposed uses for the subject property are vehicle parking and equipment storage.
3. The General Plan does not need to be changed in order to allow for the C-M zoning.
4. The property adjoining us to the West is zoned C-M, and the third lot to the East is C-M as well.
5. Prior to the U.S. 95 freeway expansion, the south end of our property was zoned C-M.

Sincerely,


Sam Barashy

ZON-19070

02/22/07 PC

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