

ALL-STAR AUTOMOTIVE, INC

P.O. Box 81191
Las Vegas, NV 89180

Friday, September 05, 2008

To: Planning and Development Department

Re: Request to remove certain conditions of ZON-19070 – Rezoning.
APN # 139-28-401-029 and 139-28-401-031
2027 - 2041 W. Bonanza Road, Las Vegas, NV 89106

Dear Sirs,

We hereby request to waive conditions numbers 2 -8, that are attached to the approval of zone change application # ZON-19070.

The reasons for the request to waive these conditions are as follows:

1. These conditions dictate that upon a request to pull any permit for plumbing, signage, roof, etc, all of these conditions will be triggered – Construction of new commercial driveways, construct new sidewalks, drainage studies, etc.
2. We agree that upon new construction / development on the subject property, these conditions should be applied. However, we do not plan to remove the existing structures in the foreseeable future. As such, it creates a tremendous hardship and unreasonable conditions to meet for just maintaining the existing structures.
3. By waiving these conditions, we can proceed with making the approved zone change (to C-M) permanent. (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. The property adjoining us to the West is zoned C-M, and most of the other properties between Bonanza and the I-95 freeway, have industrial zoning or special use permit for industrial type businesses. A permanent C-M zone is conforming to the area.)

Sincerely,



Avi Barashi, Secretary
All Star Automotive, Inc

ROC-29835
10-15-08 CC