

May 29, 2009

To: City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

From: Bail Busters c/o
Shila Sheikhan
1608 Sun Ridge Drive
Las Vegas, NV 89117

RE: 1616 S. Las Vegas Blvd. #150
Special Use Permit
Justification Letter

To whom it may concern;

I would like to request for a Special Use Permit for the above mentioned location. The property is currently zoned as the following:

C-2 General Commercial District. The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed –use developments. The district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

The business that I will be conducting out of this location is that of a Bail Bonds Company. The space I intend to operate my business out of will be an office setting. I intend to keep the appearances both inside and outside appealing to the public eye. The business location will be able to blend in with the existing businesses within the area, and not appear to be an eyesore or out of character for the location.

This location is still located away from both low and medium density residential development as required. To allow for such a variance appears to be well within compatible uses according to the definitions of each zoning per the Las Vegas Zoning Codes. It has also been brought to my attention that the reference number SUP-10144 was approved by the City Council on January 18, 2006. The request for a Special Use Permit was approved for a proposed Bail Bond Service at 1616 S. Las Vegas Blvd. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. It is my understanding as well that this business owner had chosen not to continue with opening his business prior to opening at this location.

I also would like to draw attention to the fact that there are currently no other Bail Bond Companies within this area of the Strip. This leads me to believe that my business will be beneficial to the other businesses in the area due to generating additional traffic to our location.

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I do appreciate your time and careful consideration of this matter. Please feel free to contact myself with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shila Sheikhan', written in a cursive style.

Shila Sheikhan

Ph 702-232-2831

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