ASC AMALGAMATED SAFETY CO.

"Keeping Your Highways Informed and Safe"

June 9, 2009

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

RE: Applications for a General Plan Amendment/Rezoning from Mixed Use/C-1 to Industrial/C-M on APL 139-29-704-026, 2222 W. Bonanza Road, located in the general vicinity of the northeast corner of W. Bonanza and Rancho

Staff:

We are seeking a general plan amendment and zone change so that we can continue to operate Amalgamated Safety, my business, in the City of Las Vegas. This business has been in operation at this location since 2004. I have business license(s) for this business at this address, first issued in 2005.

Currently the land is zoned C-1 and has a future land use designation of mixed use per the last approved community plan. There is a small housing development (R-PD 16) immediately to the north of our property. To the east there is a mini-storage business (split zoned C-1/R-1) that has a zero lot line along our mutual property line (west). The property to our immediate west is zoned C-1 and is used as a restaurant.

Amalgamated Safety is involved with traffic control. We install permanent signs on area streets and highways. This work requires that an inventory of signs and other traffic control devices as well as commercial vehicles be kept onsite. The necessary inventory cannot be stored inside within our existing structures as is required under C-1 and C-2 zoning. C-M zoning is the only zoning category which fits the nature and needs of our business.

Other businesses in the immediate area operate under C-M zoning. For example, Fultz Machine Shop, which is located 550 feet east of our location, operates at 2100 W. Bonanza. The businesses at 2041 and 2029 W. Bonanza are also C-M properties that operate manufacturing/ industrial type uses. Furthermore, the City's future land use plan indicates that the properties on the south side of W. Bonanza are light industrial. Furthermore this entire area has been designated as part of the redevelopment zone.

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If the City does not approve the general plan amendment and rezone application, we will be forced to either close our business or relocate. This would create an extreme hardship to the business, our employees and the community. The expenses of moving a business such as this are high. Land designated for industrial type uses is scare in the City.

If the general plan amendment and rezoning are approved, we intend to continue to serve the community. We have been operating this business at this located since 2004 without incident or complaints.

We respectfully submit these applications for your review and approval.

Sincerely

George T. Lopez
President

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