



April 12, 2010

City Las Vegas
Planning and Zoning Department
823 South 4th Avenue
Las Vegas, NV 89101

**Re: LETTER OF INTENT FOR A SPECIAL USE PERMIT
APN 139-34-410-194**

The purpose of this letter is to request a Special Use Permit, on behalf of the owner, for a bailbond service in a 1,807 building, on an area of 0.44 acres net, located at 800 South Sixth Street. The Assessor's Parcel Number is 139-34-410-194. Bailbond service is defined as an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

The property is currently zoned C-1 (Limited Commercial District). Bailbond service requires a Special Use Permit application. The Future Land Use map shows the property in the Mixed Use planning area. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

The property consists of two office buildings, one 1,021-square foot one-story building, and a 1,807-square foot building. There are currently six on-site parking spaces. The parcel is fully improved and no construction is proposed at this time. The parcel borders Gass Avenue and Sixth Street, which are fully improved public streets with curb, gutter and sidewalk. There is an existing 6-foot CMU block wall along the southerly property line. The buildings height is approximately 14 feet. There are 3-foot wide planters along the northerly and the easterly face of the buildings.

The bailbonding service, All Star Bail Bonds, Inc. will occupy the existing 1,807-square foot building. The company will have eight full time licensed employees. The office will be open seven days a week, 24 hours a day.

Currently, All Star Bail Bonds, Inc. is licensed in the State of Nevada, and has the following four locations:

- 501 South First Street, City of Las Vegas, which the company is required to vacate, due to proposed CLV Public Works street improvements
- 223 Water Street, City of Henderson
- 1852 Civic Center Drive, City of North Las Vegas, and
- Laughlin

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The proposed use will not be detrimental to the health, safety or welfare of the community, nor will cause additional traffic congestion. This use is compatible with the existing uses of the surrounding businesses, and it will not affect the value of the surrounding properties.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,



Petya Balova, P.E.

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