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February 3, 2009

Mr. Shawn Barashy
All Star Automotive
P.O. Box 81191
Las Vegas, Nevada 89180

RE: ROC-29835 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF JANUARY 7, 2009

Dear Mr. Barashy:

The City Council at a regular meeting held January 7, 2009 APPROVED the request for a Review of Conditions #2 through #8 of an approved Rezoning (ZON-19070) FROM C-2 (GENERAL COMMERCIAL) TO C-M (COMMERCIAL/ INDUSTRIAL) on 1.09 acres at 2029-2041 West Bonanza Road (APNs 139-28-401-029 and 031). The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2009. This approval is subject to:

Added Condition

- A. Original Condition 2 shall be amended to read as follows: Prior to the issuance of any permits for construction on this site, other than minor internal tenant improvement-type construction, a Site Development Plan Review shall be submitted to and acted upon by City Council. Concurrent with such future development, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments may be required.

Planning & Development

1. Original Condition Numbers 3-8 are hereby deleted.
2. Conformance to the Conditions of Approval for Rezoning ZON-19070.

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department