

Opposition Letter

September 3, 2022

Attention: Councilman Crear, Mayor Goodman and members of the Las Vegas City Council,

We the property/business owners representing the corridor of Bonanza Road are **opposed** to: 22-0272-SDR1 – Site Development Plan Review for a proposed 48,787 square foot Towing and Impound Yard with waivers of the perimeter landscape buffer requirements.

During the month of September thru November 2020, city staff collected comments from the business community and community stakeholders on the first draft of the 2050 Master Plan/100 Plan, to address the city's community goals regarding land use and types of businesses and operations based on specific parcels of land. While there are many infill parcels throughout the West Las Vegas community (Ward 5) in need of redevelopment, it is our goal as business owners to help advise city staff on what types of businesses are suitable for highest and best use for esthetic and beautification purposes. When considering the Bonanza Road corridor, we the business operators have determined a "tow/recking yard" within the Bonanza/Rancho corridor is not the highest and best use for this site. Millions of dollars have been poured into this corridor as of recent, starting with the sale of the former city of Las Vegas Development Services Center, located at 333 Rancho Road, new retail and tenant improvements located 2401 Bonanza Road, Tenaya Creek Brewery to include a new restaurant/tavern (coming soon) within the Bonanza Road corridor. From a land use standpoint, all tow/impound yard facilities should remain in and around the Losee Road corridor. Although we support the "zone change", we unanimously **oppose** the "SDR".

We the property/business owner's within the Rancho Road/Bonanza Road corridor respectively request the Mayor & Las Vegas City Council "**DENY**" 22-0272-SDR1 – Site Development Plan Review for a proposed 48,787 square foot Towing and Impound Yard with waivers of the perimeter landscape buffer requirements.

Respectfully submitted,

Amalgamated Safety Co.	Ahern Rental Company	LV Access & Associates	MA Development
George Lopez, CEO	Don Ahern, CEO	Ricki Y. Barlow, CEO	Marcus Allen, CEO
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Las Vegas, NV. 89106	Las Vegas, NV. 89106	Las Vegas, NV. 89106	Las Vegas, NV. 89106

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