



16111 Main St. NE
PO Box 1769
Duvall, WA 98019
425-788-6846

March 9, 2016

Tina LaVelle
Planning Commission
City of Monroe
806 West Main Street
Monroe, WA. 98272

Re: 450 Railroad Ave.

Dear Ms.LaVelle,

I would like the planning commission to review specific text amendments in the Borland Park neighborhood. A specific clause in the current zoning prohibiting "Tool Rentals and Sales" is preventing me from opening a store at 450 Railroad Avenue. The current configuration of the property is conducive for an equipment rental business. I might add that this location was used as an equipment rental store during the 1990's. Under the current zoning code the configuration and type of building will never be appropriate for a "Antique Shop, Art Gallery, Boutique, Bakery, Coffee Shop, Day Care Center, Drug Store, Restaurant as well as other uses currently allowed in the code. Current businesses in the area includes long time occupants Town & Country Tractor, Dick's Tire Haus, Polaris ATV Dealer, APP Card Lock Fuel Station, A Recycling Business, A Towing/Junkyard and multiple vehicle repair businesses including a truck rental facility 2 blocks away within the same zone. I am requesting that the wording "Tool Rentals and Sales" be removed from the current code so that I may move my business to 450 Railroad Ave. I am requesting review of this text amendment as soon as possible so that the building can be put in use immediately.

Sincerely,



Gunner Mulloy, President
GSR Rentals, Inc.

RECEIVED

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CITY OF MONROE