

Nerissa Thomas
Thomas Automotive, Inc.
3700 N. Rancho Dr.
Las Vegas, NV

Planning and Development Department
731 S. Fourth St.
Las Vegas, NV

September 22, 2008

To Whom It May Concern:

This Justification Letter is required for obtaining a Special Use Permit for renting Penske trucks at our garage along with auto repair.

We were a Penske Agent for several years during the 1990's, using this same location and business for renting their trucks. However, we quit being an agent in the late 90's due to minimal business in the rental department.

Since the northwest area has grown recently, we are again renting Penske trucks as an agent, using the property and business (Thomas Automotive) in the same manner as we did in the 1990's.

Currently, we are getting bids to pave the graveled area on the NE and NW sides of the building. Additionally, we will reseal and restripe the already paved parking area in the front (Rancho Drive side) and SE (Duncan Drive) sides of the building.

The truck parking area behind the fence is a total of 34,675 square feet. The largest size truck is referred to as a 26' truck. This refers to the cargo area. However, the parking space required for that size truck is 8' wide by 36' long, plus 3' on each side. Parking the trucks perpendicular to the fence on each of the 3 exterior perimeters of the back lot, plus parking against the fence behind our storage yard provides 60 + spaces for the very largest trucks. This also allows ample room for driving in and out and turning around in the center of the yard.

Although there is ample room for many trucks, we will be limiting our storage to five (5) trucks. When the number of trucks on our lot exceeds our limit, a phone call to the Penske Depot on Bonanza initiates the required pick up of any trucks we request.

Typically, we use only the gate on the north side of the building. The gate on the east side by Duncan Drive is locked 24/7 and only opened if necessary. When a truck is going out, it is brought to the north end of the building next to the Penske Office, where it is prepped for rental. Once prepped, the customer takes possession and drives out the nearby (northernmost) exit onto Rancho Drive.

During business hours, customers return their truck to the front parking lot and one of our employees immediately drives it to the back lot. When after hours drop-offs occur, the trucks are transferred to the back lot before the business opens each day.

Regards,

Nerissa Thomas



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