

Nerissa Thomas
Thomas Automotive, Inc.
3700 N. Rancho Dr.
Las Vegas, NV 89130

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

November 6, 2008

SUP # 29146

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 want to rent Penske trucks again, using the property and business (Thomas Automotive) in the same manner as we did in the 1990's.

We propose to pave approximately half of the graveled area on the NE and NW sides of the building for the temporary parking of trucks scheduled to be rented out. 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 temporary parking area behind the fence is approximately 30,000 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. Although there is ample room for many trucks, we will be limiting the temporary parking to twelve (12) 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.

The procedure for handling the rental truck movement will be as follows:
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 will be brought to the north end of the building next to the Penske Office, where it will be prepped for rental. Once prepped, the customer will take possession and drive out the nearby (northernmost) exit onto Rancho Drive.

During business hours, customers will return their truck to the front parking lot and one of our employees will immediately drive it to the back lot unless it needs to be cleaned and rented out right away. When after hours drop-offs occur, the trucks will be transferred to the back lot before the business opens each day.

Regards,

Nerissa Thomas

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