

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

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

November 6, 2008

SDR # 29787

To Whom It May Concern:

We propose to pave approximately half of the back lot and refinish and stripe the front. Additionally, we have designed a proposal that will make the property look much better and match or surpass the surrounding landscaping of neighbor businesses. By increasing the number of trees and shrubs, adding new drip irrigation and decorative rock (see drawing), we believe the result will be very attractive and, we hope, acceptable to the City.

Landscaping in the existing planters will be upgraded to code for the number of trees and shrubs. A planter along the unfinished area of Duncan will be installed with trees and shrubs to code. These improvements will bring us into compliance on three of the four sides of the business property.

With regards to the offsite improvements on Duncan and the fencing required by Code, our desire has been to develop the back portion of the property in the future, thus it has been unimproved to this point. We understand our obligation to follow city codes and our responsibility to comply with the city's plan of development and we aren't wanting to get out of this duty. Since so much of the offsite improvements would have to be removed for future developments, we are asking to defer the offsites until ultimate development. We would agree to make a covenant for future construction for the required improvements.

Meanwhile, we would agree to remove all native plants and grasses from the unimproved portion (sidewalk area) on Duncan, grade and level, and install 1/2" - 3/4" decorative rock 2" deep. This would provide a path for the few pedestrians in the area, and a greatly improved, cleaner appearance. We would agree to maintain this pathway until the offsites are completed.

The Code has changed so much since we first developed our property in 1991 and it would require a large amount of improvements to bring every aspect up to the current code. We can't possibly do it all at once and these proposed improvements will already use the limits of our financial resources.

At a time when the economy is shrinking, we are trying to grow and expand our services. The high costs of offsite and other improvements is not necessary in order to rent trucks. However, the landscaping improvements will be an asset to the community and to our business.

We hope that this proposal will satisfy the major concerns of your department, the Commissioners and Councilmen.

Regards,

Nerissa Thomas
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