



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance Permit for Auto Smog Check
Project Address (Location) 4005 N Rancho Dr, Las Vegas, NV 89130
Project Name The Smog Shop, LLC Proposed Use Emission Testing
Assessor's Parcel #(s) 138-02-814-005 Ward # _____
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.98 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER James + Nancy Brackin Contact Jami Bowler
Address 4005 N Rancho Dr Phone: 395-3905 Fax: 395-0764
City Las Vegas State NV Zip 89130
E-mail Address brackinbowler@aol.com

APPLICANT The Smog Shop, LLC Contact Dawn Young
Address 5888 Castleberry Peak Phone: 289-7617 Fax: 252-5172
City Las Vegas State NV Zip 89131
E-mail Address tcanddy@yahoo.com

REPRESENTATIVE N/A Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

Property Owner Signature* Nancy Brackin

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

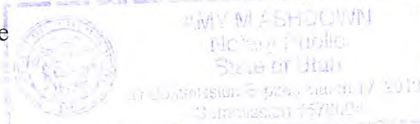
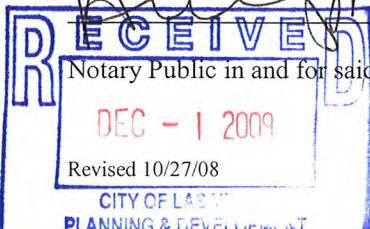
Print Name JAMES E. BRACKIN

Subscribed and sworn before me NANCY K. Brackin

This 24 day of November, 2009

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-36808</u>
Meeting Date:	<u>1/14/10</u>
Total Fee:	<u>\$830.00</u>
Date Accepted:	<u>12/1/09</u>
Accepted By:	<u>P. Geinysen</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36808** APN: 138-02-814-005
Name of Property Owner: James E + Nancy K Brackin
Name of Applicant: James Clayton + Dawn Young
Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

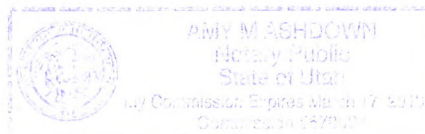
Signature of Property Owner: _____

Print Name: JAMES E. BRACKIN

Subscribed and sworn before me

This 24 day of November 2009

[Signature]
Notary Public in and for said County and State



PROPERTY LINE

225'

NO PARKING AREA

VIEW

EXST'G BLACKTOP
NO CHANGE

PKG-1

EXST'G LANDSCAPE
NO CHANGE

EXST'G BLACKTOP
DRIVEWAY

PROJECT SITE LOCATION



VICINITY MAP
GRAPHIC SCALE

LOT AREA:	SQ. FT.
LOT SIZE APPX.	42,688 B
[43,560 SQ. FT. X .98 ACRE]	
EXST'G MARKET LOT COVERAGE	3,078
EXST'G GAS PUMPS LOT COVERAGE	2,000
EXST'G MARKET LOT COVERAGE	1,733
ADDITION LOT COVERAGE	120
LOT COVERAGE UNDER PERMANENT ROOF	6,931
% OF LOT COVERAGE	16.2%

RANCHO

CONSTRUCTION CODE:

ALL WORK SHALL CONFORM TO:
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
ARTICLES OF 2005 NATIONAL ELECTRICAL CODE
SNC SOUTHERN NEVADA AMENDMENTS TO NEC
2006 NTRNLT. ENERGY CONSERVATION CODE
SOUTHERN NEVADA CODE AMENDMENTS
OCCUPANCY GROUP - SFR

PARKING REQTS:

EXST'G CORNER MARKET AREA: 3078 SQ. FT.
PARKING SPACES PROVIDED: 22 (1 HANDICAP)
SPACES NEEDED: 18

NEW SMOG SHOP AREA: 120 SQ. FT.
LOCATION WILL TAKE UP 2 EXST'G PARKING SPACES
SPACES NEEDED: 2

EXISTING PARKING SHOWN:
STANDARD SPACES: 21
HANDICAP SPACES: 1

ZONING: C-1
JURISDICTION: CITY OF LAS VEGAS
NEW TUFF SHED AREA: 120 SQ. FT.

SITE PLAN

4005 N. RANCHO DR.
LAS VEGAS, NV 89108

SMOG SHOP-TUFF SHED ADD
DAWN YOUNG

1

NOTE:
TUFF SHED FLOOR PLANS
AND ELEVATION TO BE
SUBMITTED BY TUFF SHED.
MODEL: PRO TALL RANCH
10' X 12' X 10'-11" HEIGHT

DEC 16 2009

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SITE PLAN
SCALE: 1" = 10'-0"

VAR-36808
SUP-36809

01/14/10 PC - REVISED

PROPERTY LINE

204.34'

EXST'G SIDEWALK

PKG-16 PKG-15 PKG-14 PKG-13 PKG-12 PKG-11

PKG-6

PKG-7

PKG-8

PKG-9

PKG-10

EXST'G GAS PUMPS
NO CHANGE

VIEW FROM CORNER

PROPERTY LINE

130.05'

STREET LIGHT

EXST'G LANDSCAPE
NO CHANGE

EXST'G SIDEWALK

Vehicle Traffic Pattern

EXST'G BLACKTOP
NO CHANGE

EXST'G BLACKTOP
NO CHANGE

EXST'G BLACKTOP
DRIVEWAY

EXST'G LANDSCAPE
NO CHANGE

EXST'G SIDEWALK

N

PROPERTY LINE

111.18'

ALEXANDER

68.23'

EXST'G SIDEWALK

EXST'G LANDSCAPE
NO CHANGE

SIGN/PKG LIGHT
PILLAR/POLE

EXST'G ELEC./TEL.

STREET LIGHT

SEWER

EXST'G BLACKTOP
NO CHANGE

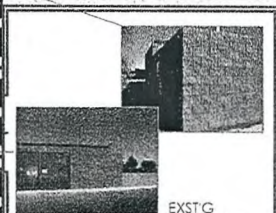
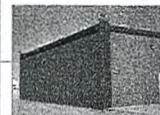
EXST'G BLACKTOP
DRIVEWAY

PROPOSED LOCATION
FOR NEW SMOG SHOP

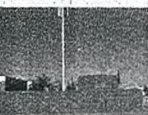
PKG-17 PKG-18

PKG-19 PKG-20

PKG-21 PKG-22



EXST'G CELL TOWER
NO CHANGE



EXST'G DECOMPOSED GRANITE
NO CHANGE

EXST'G TRASH
AREA

PKG-2

PKG-3

PKG-4

PKG-5

EXST'G SIDEWALK

NORTH SIDE ELEVATION

THE SMOG SHOP, LLC

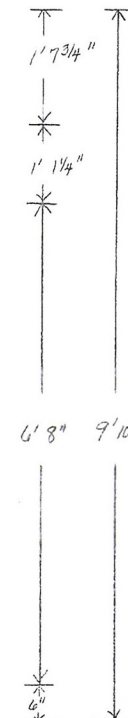
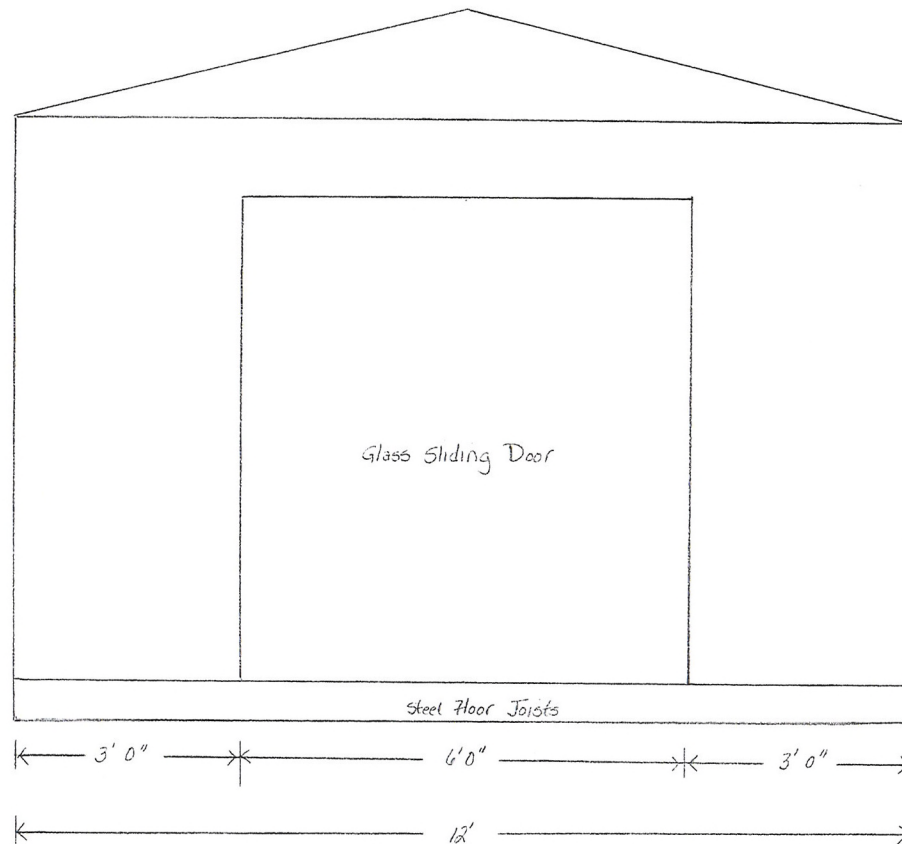
4005 N RANCHO DR

LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS #6095 - TASTY

TOTAL SQUARE FOOTAGE = 160

1" = 1'



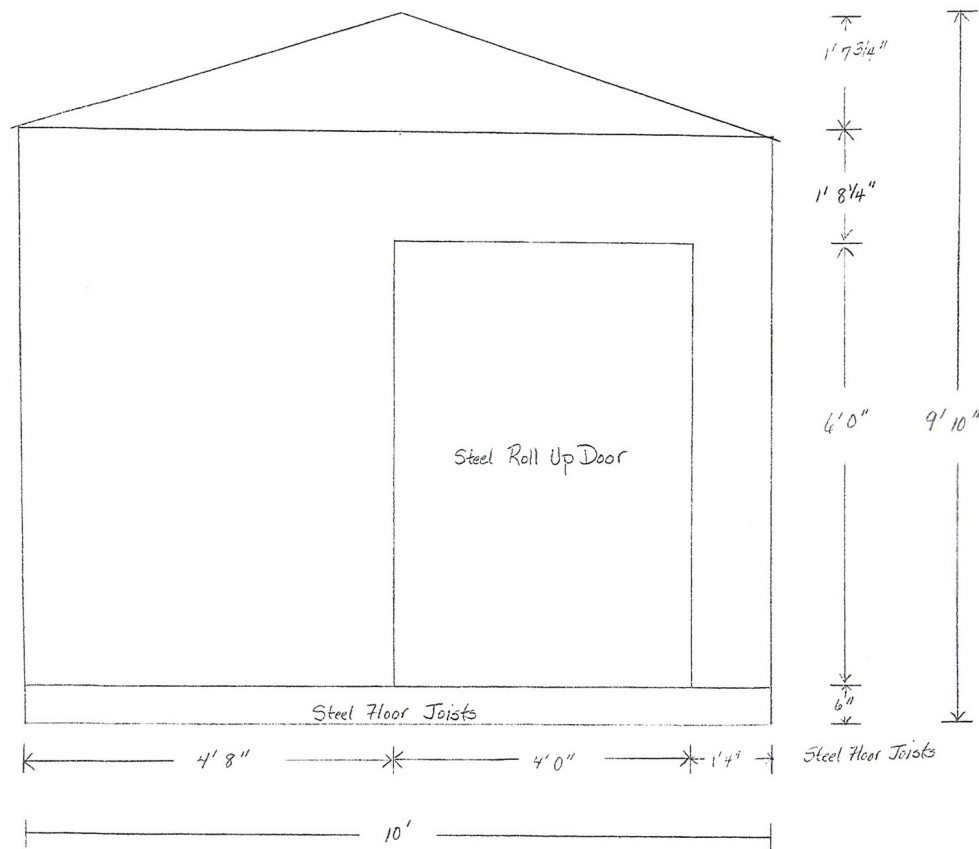
VAR-36808
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01/14/10 PC



EAST SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS # 6095-TOASTY



TOTAL SQUARE FOOTAGE = 120

VAR-36808
SUP-36809
01/14/10 PC



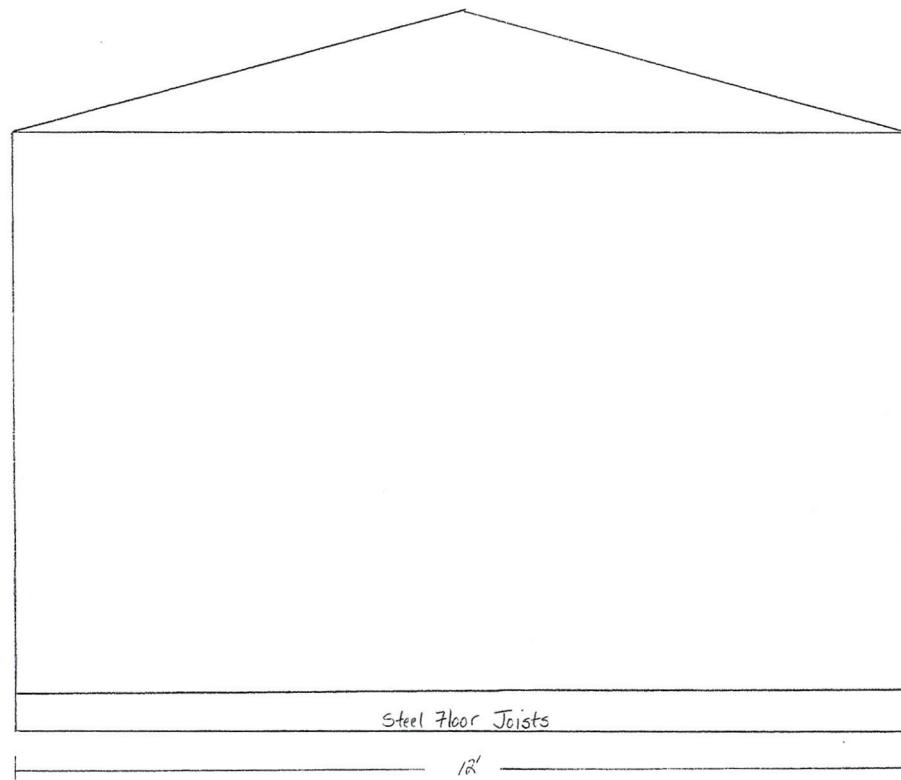
SOUTH SIDE ELEVATION

THE SMOG SHOP, LLC

4005 N RANCHO DR

LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS # 6095 - TOASTY



TOTAL SQUARE FOOTAGE = 120

1" = 1'

1' 7 3/4"

7' 8 1/4"

6"

9' 10"

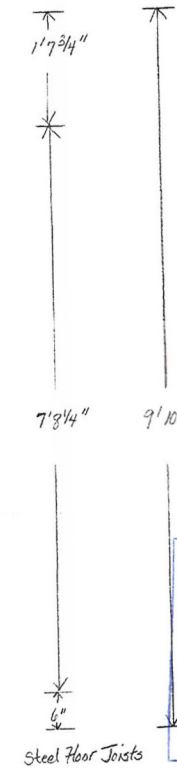
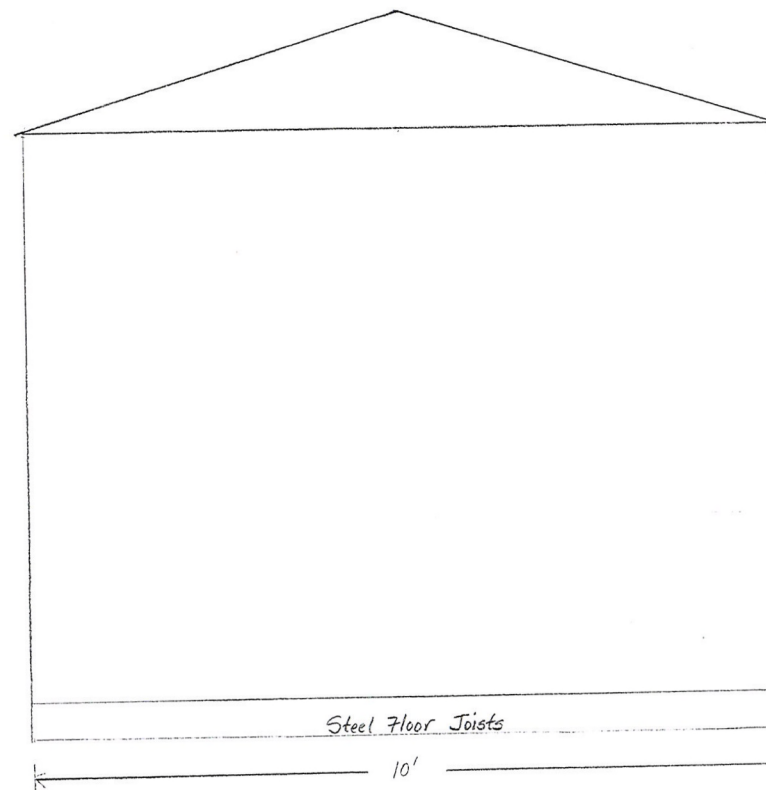
VAR-36808
SUP-36809
01/14/10 PC



WEST SIDE ELEVATION

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV

STUCCO WALL COVERING, PAINTED TO MATCH
EXISTING CONVENIENCE STORE
SHERWIN WILLIAMS #6095-TOASTY



VAR-36808
SUP-36809
01/14/10 PC

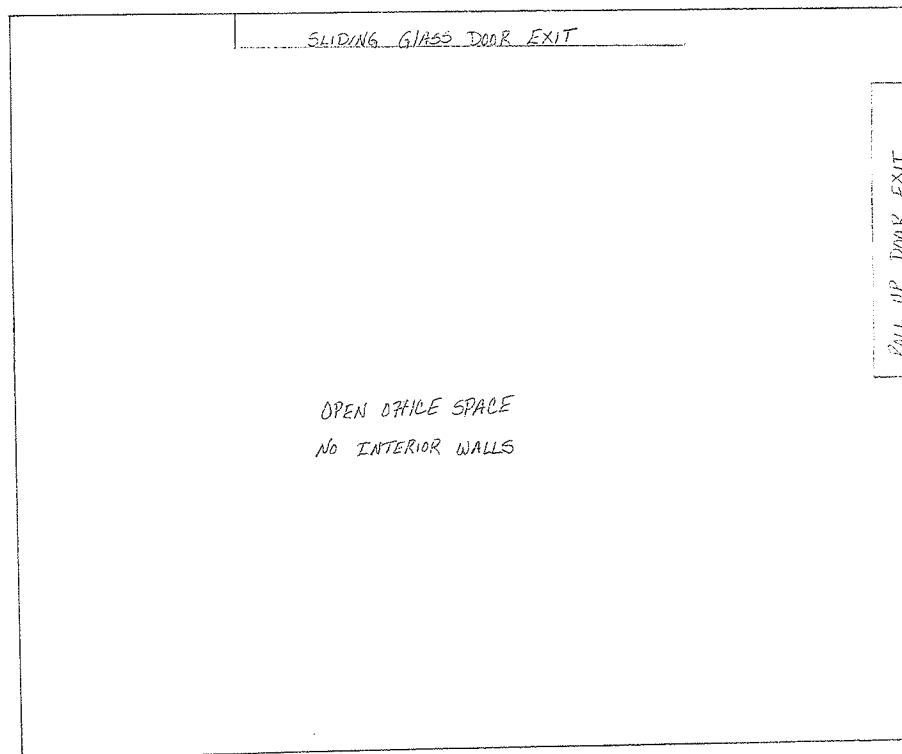


TOTAL SQUARE FOOTAGE = 120

1" = 1'

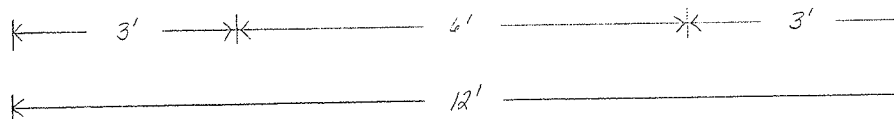
FLOORPLAN

THE SMOG SHOP, LLC
4005 N RANCHO DR
LAS VEGAS, NV



TOTAL SQUARE FOOTAGE = 120

1" = 1'



VAR-36808
SUP-36809
01/14/10 PC

