

November 30, 2009

To: Planning and Development Department

From: James Clayton and Dawn Young
The Smog Shop, LLC

Re: Justification Letter

We are requesting authorization to add an additional, free-standing structure to an existing commercial service station located at The Corner Market, 4005 N. Rancho Drive, Las Vegas, NV 89130.

The additional structure will be used as a vehicle smog inspection station, to help meet/support the State of Nevada's mandated emission standards for the federal Clean Air Act. We will perform inspections only, and no automotive repairs of any type will be performed.

The additional structure will be located directly south of the existing convenience store and southwest of the gas pumps and canopy, in the existing parking lot. The structure will be a 10' x 12' Tuff Shed storage building, which will be architecturally compatible with the existing convenience store -- stucco finish and matching paint, and color-compatible roofing shingles. There will be no changes to the existing landscaping.

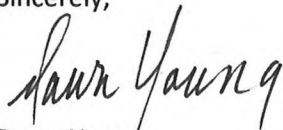
While the existing gas station and convenience store is open 24 hours per day, seven days per week, we anticipate that the hours of operation for The Smog Shop will be 8 a.m. to 8 p.m., seven days per week. We expect to have three owner/employees, who are all licensed 1G inspectors by the State of Nevada DMV. At this time, this will be the sole location of The Smog Shop.

We are requesting a Special Use Permit because our building size of 120 square feet does not meet the minimum requirement of 200 square feet, and because we will be eliminating four parking spaces (two for the building, one to perform the smog inspections, and one for our employee).

We are also requesting a Parking Variance because the existing gas station and convenience store is located in a subdivided commercial complex that is considered "parking impaired". The complex requires a total of 553 parking spaces and there will be only 549 parking spaces available after our proposed use.

If you have any questions or need further information, please contact Dawn Young at 702-289-7617 or James Clayton at 702-286-7906. Thank you for your consideration.

Sincerely,



Dawn Young
Applicant: The Smog Shop, LLC



James Clayton
Applicant: The Smog Shop, LLC

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