

DENNIS E. RUSK
3530 WEST TORINO AVE
LAS VEGAS, NV 89139
702-373-7983
denniserusk@gmail.com

DATE: February 19, 2024 (Revised post pre-app March 5, 2024)

TO WHOM: City of Las Vegas Planning Department

PROJECT: Las Vegas Smog LLC
901 Buffalo
APN 138 – 28 – 620 – 003

ITEMS: SUP/design review

This application is for the special use permit for a 14 by 8, a single-story smog station. The building is a pre-manufactured container wrapped in siding to windows, door and interior finish with Windows style HVAC unit and outlets. The pre-manufactured unit has been approved through the building department. The exterior paint color is to match Rebel Convenience Store exterior color.

This application was previously approved by the Planning Commission. The length of time it took to get the project approved lapsed the previously approved timeframe. Therefore this application is to renew what was previously approved.

This application has no waivers of development standards, cited in existing cutout parking space on the northeast corner parcel of the rebel gas station and convenience store part of the Rock Springs Vista commercial center.

Staff had requested the site plan for the entire Rocks Springs Vista, being a busy shopping center including all three parcels. We are providing the best we can find. The city record after a diligent an extensive search was unable to find the original site plans for the two adjacent parcels as a property is changed hands and a fire has lost many original documents in the city records. We are providing a site plan for the rebel parcel.

Parking analysis shows after using two spaces for the smog station and in converting two spaces into one accessible space with an 8 foot and 5 foot aisles required spaces, parking per IBC 2021 and Title 19 is provided.

Landscaping remains as approved.

Sincerely,
Dennis E Rusk

24-0113
03/06/2024