

July 19, 2024

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING COMMISSION
495 S. Main Street
Las Vegas, Nevada 89101

Re: *Justification Letter – Site Development Plan Review, Special Use Permit, Variance and Waiver*
Bliss Car Wash Nevada, LLC
APN: 138-22-610-012

To Whom It May Concern:

Please be advised our office represents Bliss Car Wash Nevada, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 1.11 acres located north of West Lake Mead Boulevard and east of Rock Springs Drive and the U.S. 95. The property is more particularly described as Assessor’s Parcel Numbers 138-22-610-012 (“the Property”). The Property is zoned Limited Commercial (C-1), with a land use designation of Service Commercial (SC). The Applicant is requesting a site development plan review, a special use permit, and a setback variance to allow for a car wash, full service or auto detailing.

A. Site Development Plan Review

The Applicant proposes a 5,403 square-foot care wash, consisting of a car wash tunnel, a polish tunnel, and 12 self-service vacuum bays. The car wash tunnel and polish tunnel will have a maximum height of 32 feet, and will feature a painted stucco exterior with decorative 3D element panels and aluminum storefront windows. The tunnels are located on the northern portion of the Property, with the car wash tunnel being the northernmost building. The car wash tunnel will be set back a minimum of 20 feet and 5 inches from the multi-family residential development to the north. The Applicant will provide an intense landscape buffer along the northern property line to appropriately buffer the existing multi-family development. Additionally, the project will include 10 parking spaces, exceeding the required 7 spaces.

B. Special Use Permit

A car wash with full service or auto detailing is permitted within a C-1 zoning district, upon the approval of a special use permit. The Property is within an existing commercial development, situated north of the Rock Springs Drive and West Lake Mead intersection, near the U.S. 95 west Lake Mead Boulevard exit. The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. Additionally, the facility will aim to discourage individuals from washing their cars at home, resulting in significant water conservation annually.

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The proposed car wash will not contribute to increased traffic flow on West Lake Mead Boulevard or Rock Springs Drive, as these roads are already heavily used. Instead, it will serve as a convenient stop for customers, similar to a gas station. Furthermore, placing the car wash adjacent to an existing gas station and other commercial and retail uses will make it more convenient for customers who often wash their cars while running errands.

C. Variance

The Applicant requests a variance to allow a 10-foot landscape buffer, where 15 feet is required along the eastern property line. The Applicant considered moving the project five feet to the west, but this is not a viable solution as it would impact the accessibility of the pay station line, making it more challenging for vehicles to access. Additionally, this shift would result in the pay station being too close to the wall, leaving no space for employees to move around, and would require a variance to reduce the western landscape buffer to five feet instead of the required eight feet for interior lot lines.

The existing landscape buffer along Rock Springs Drive is less than 10 feet due to a railed walkway providing access to a door on the east side of the restaurant building. Despite the reduced width, the proposed landscaping will meet the required number of trees, with 19 trees provided where 19 are required. The requested variance will not have a negative impact on the surrounding land uses. Rather, the proposed project and landscaping will significantly enhance the area.

D. Waiver

The Applicant requests a waiver to allow a standalone project within a larger commercial center that is not located at the front of the site. The Property is a part of a fully developed commercial development. Existing on the Property is a former restaurant building. The Applicant plans to demolish the existing structure to construct the proposed car wash in its place. Due to the Property being within an existing commercial development, and the car wash requiring circulation through the tunnel, it is not feasible to adhere to the requirement of having the project at the front of the site. Additionally, the variance will not adversely impact the project, as the existing building has been similarly placed since its construction in 1998.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

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