

August 7, 2023

City of Las Vegas
Planning & Development Department
495 S Main Street
Las Vegas, NV 89101

**Re: Justification Letter for Tommy's Car Wash
Site Development Review 23-0401-SDR1 & Special Use Permit 23-0401-SUP
for a 4,020 square foot, full-service car wash development
Impulse Reference Number MC-2303**

Mr. Boyles,

The proposed Tommy's Car Wash is generally located on the south and east sides of Almond Tree Lane, in Section 3, of Township 21 South, Range 61 East, M.D.M. Clark County, Nevada. The site consists of a portion of parcel APN 162-03-812-002. The purpose of this letter is to provide justification our request for a special use permit and a site development review.

We are respectfully requesting a site development review and special use permit for an automated car wash on the parcel. The parcel is currently zoned limited commercial (C-1) which allows a full-service car wash facility with a special use permit. We are not asking for any waivers or variances with this request.

Tommy's Car Wash is a state-of-the-art automated vehicle wash facility. The proposed use would complete the northwest corner of this redevelopment area and should not have an adverse effect on existing traffic patterns. The 4,020 square foot (868 habitable square feet) facility is designed to minimize impact on traffic with a fast transaction cycle, secondary stacking area, state of the art belt loading with speeds capable of 210 cars per hour, and the entrance and exit entrances are designed to minimize cross traffic on the site, keeping the flow of traffic smooth and uninterrupted. The surrounding parcels will not be negatively affected and a vehicle wash facility in this location would be a complimentary use and a benefit to the neighbors as it will develop the remaining parcel in the Almond Grove subdivision and would provide services compatible with the TOD-1 (transit-oriented development – high) land use for the area. We anticipate initiating the design phase once approved and construction immediately thereafter. We anticipate opening in the first quarter next year.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



23-0401
08/16/2023

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Impulse

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Peter J. Laas, P.E.
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