



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

23-0338
07/19/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permits and Site Plan Review

Project Address (Location) Rainbow Blvd and Craig Road - 6802 W. Craig Road

Project Name 6802 Craig Commercial **Proposed Use** Car Wash - Restaurants

Assessor's Parcel #(s) 138-03-612-002 **Ward #** 5 - Crear

General Plan: Existing SC Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information _____

Property Owner Edge Air, LLC

Address 1245 Mission Del Mar Way

E-mail n/a

Contact n/a

City Las Vegas **State** NV **Zip** 89123

Phone 000-000-0000

Applicant Edge Air, LLC

Address 1245 Mission Del Mar Way

E-mail n/a

Contact n/a

City Las Vegas **State** NV **Zip** 89123

Phone 000-000-0000

Representative Kaempfer Crowell

Address 1980 Festival Plaza Dr. #650

E-mail apierce@kcnvlaw.com

Contact Jennifer Lazovich

City Las Vegas **State** NV **Zip** 89135

Phone 702-792-7048

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)** _____

Partner(s) _____

• I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Harvey G. Hruski, MGR

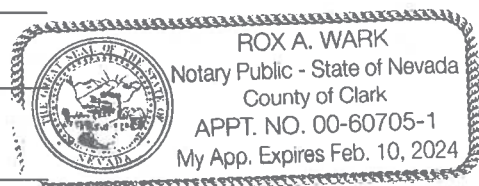
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name HARVEY G. HRUSKI MGR

Subscribed and sworn before me

This 14th day of July, 20 23

Rox A. Wark
Notary Public in and for said County and State



SITE INFORMATION

W CRAIG ROAD & N RAINBOW BLVD
APN: 13803602012

LOCATION
LIMITED COMMERCIAL (C-1)

ZONING
LIMITED COMMERCIAL (C-1)

PARCEL AREA
GROSS AREA

NET AREA

C-1 ZONING
PERMITTED HEIGHT

LOT COVERAGE

FRONT SETBACK

SIDE SETBACKS

REAR SETBACK

BUILDING AREA

CAR WASH

STAMBUCKS PAD

DRIVE THRU STORE

TOTAL BUILDING AREA

NET LOT AREA

LOT COVERAGE

PARKING

CAR WASH FULL SERVICE

STAMBUCKS W/ DRIVE THRU

1:50 S.F. - SEATING AREA (1,439) +

1:50 S.F. - SEATING AREA (1,009) +

1:200 S.F. - KITCHEN/ADMIN (1,001) +

TOTAL REQUIRED

83 SPACES

OPEN SURFACE PARKING

OPEN HANDICAP PARKING REQUIRED AND PROVIDED

PER TABLE 1 - HANDICAP PARKING REQ. 1.9: 18,000

TOTAL PROVIDED

83 SPACES

REQUIRED BICYCLE PARKING

PROVIDED BICYCLE PARKING

1 FEET 20,000 S.F.

2

PROJECT LOCATION

HENDERSON

Scale: 1" = 20'

23-0338

07/19/2023

PROJECT NO: 123002

030923

Perlman ARCHITECTS

6802 W CRAIG RD

LAS VEGAS - 89108

SITE PLAN

CRAG RD.

LANDSCAPE

LANDSCAPE

LANDSCAPE

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LANDSCAPE

NOT PART OF PROJECT

APN: 13803602014

LIMITED COMMERCIAL (C-1)

NOT PART OF PROJECT

APN: 13803602015

LIMITED COMMERCIAL (C-1)

NOT PART OF PROJECT

APN: 13803602012

LIMITED COMMERCIAL (C-1)

NOT PART OF PROJECT

APN: 13803602012

LIMITED COMMERCIAL (C-1)

NOT PART OF PROJECT

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LIMITED COMMERCIAL (C-1)

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LIMITED COMMERCIAL (C-1)

NOT PART OF PROJECT

APN: 13803602012



AERIAL MAP

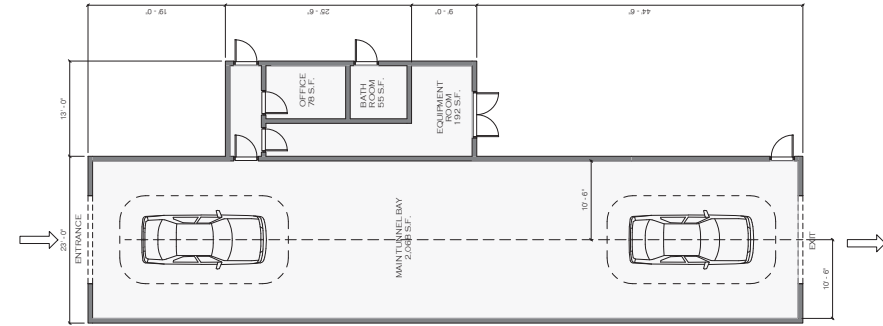
6802 W CRAIG RD
LAS VEGAS - 89108

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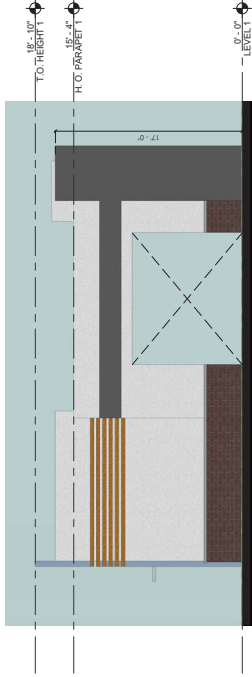
PROJECT NO: 123002 04/29/22



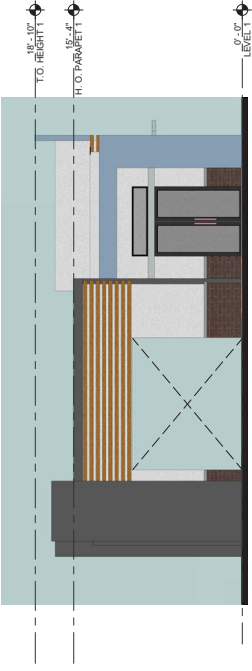
Perlman
ARCHITECTS



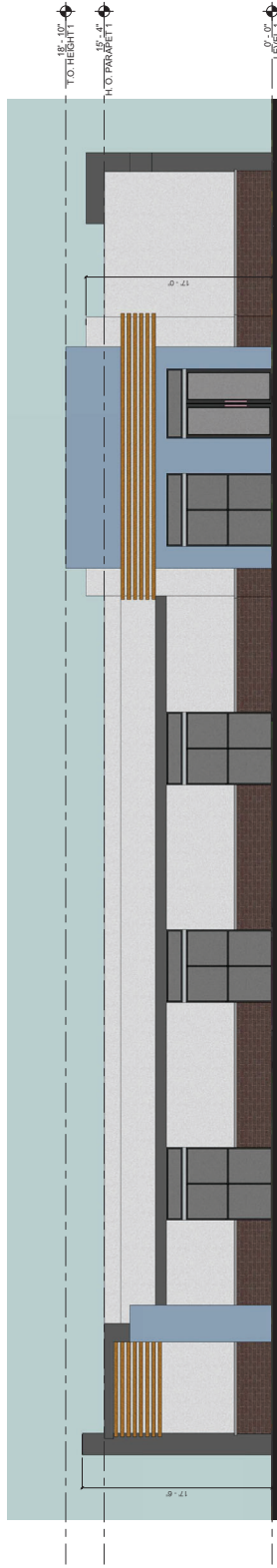
1 CAR WASH PLAN
1/8" = 1'-0"



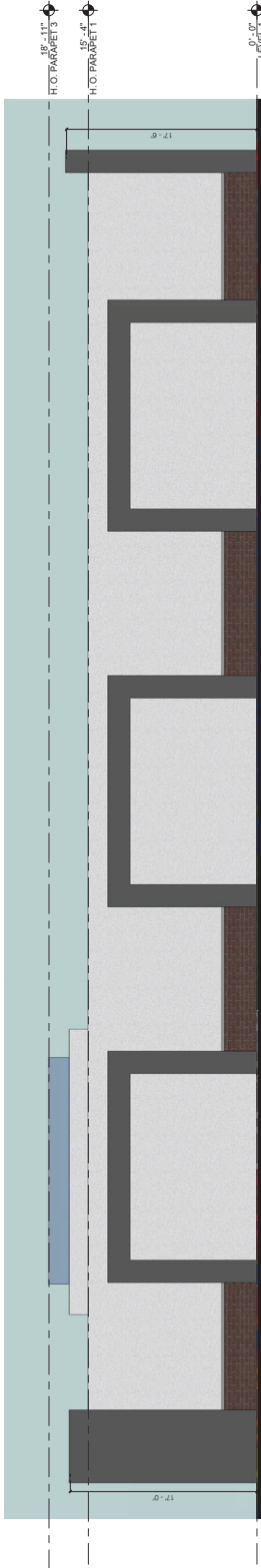
2 CAR WASH NORTH ELEVATION
3/16" = 1'-0"



3 CAR WASH SOUTH ELEVATION
3/16" = 1'-0"



4 CAR WASH EAST ELEVATION
3/16" = 1'-0"



5 CAR WASH WEST ELEVATION
3/16" = 1'-0"

KEY PLAN

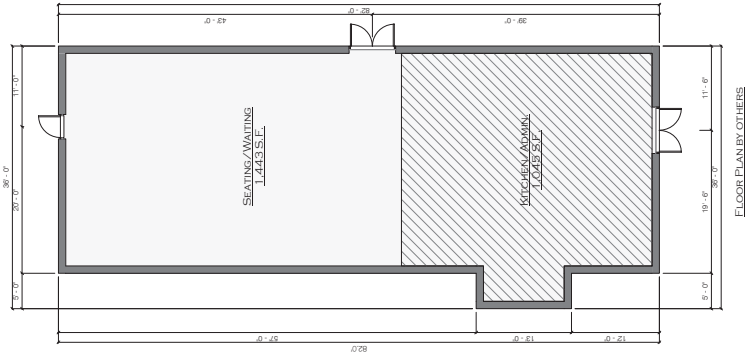
23-0338
07/19/2023

PROJECT NO: 023002 05/17/23

PERLMAN ARCHITECTS

CAR WASH FLOOR PLAN & ELEVATIONS

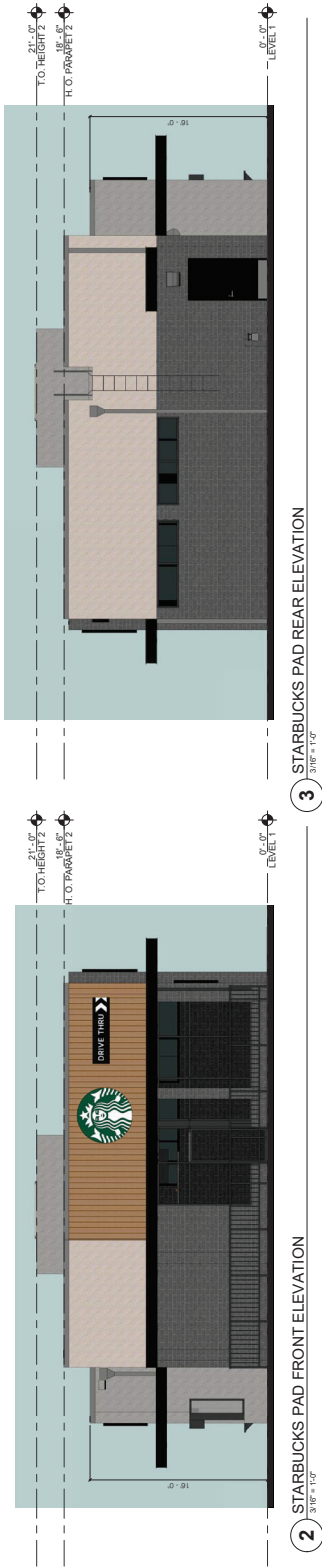
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LAS VEGAS - 89108



1 STARBUCKS PAD PLAN
1/8" = 1'-0"

FLOOR PLAN BY OTHERS

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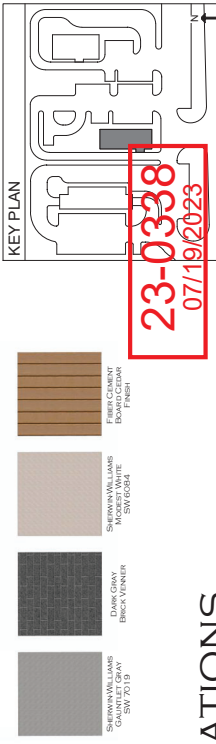
2 STARBUCKS PAD FRONT ELEVATION
3/16" = 1'-0"



4 STARBUCKS PAD RIGHT ELEVATION
3/16" = 1'-0"



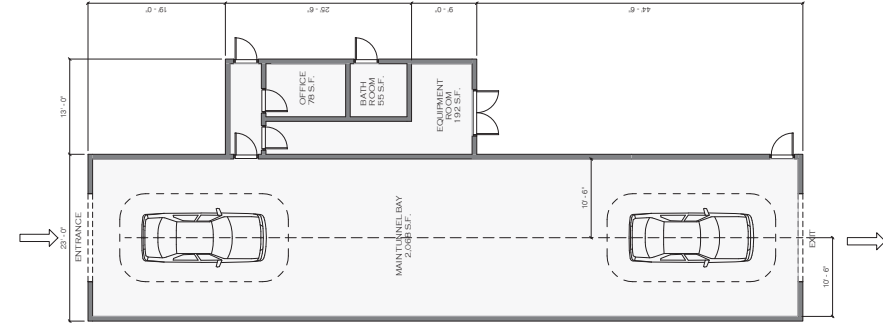
5 STARBUCKS PAD LEFT ELEVATION
3/16" = 1'-0"



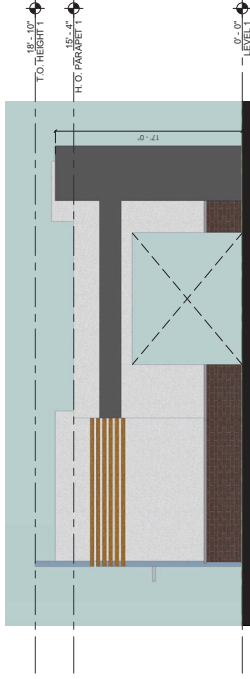
23-0338
07/19/2023

STARBUCKS FLOOR PLAN & ELEVATIONS

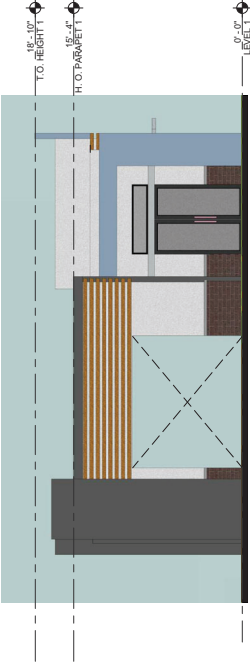
6802 W CRAIG RD
LAS VEGAS - 89108



1 CAR WASH PLAN
1/8" = 1'-0"



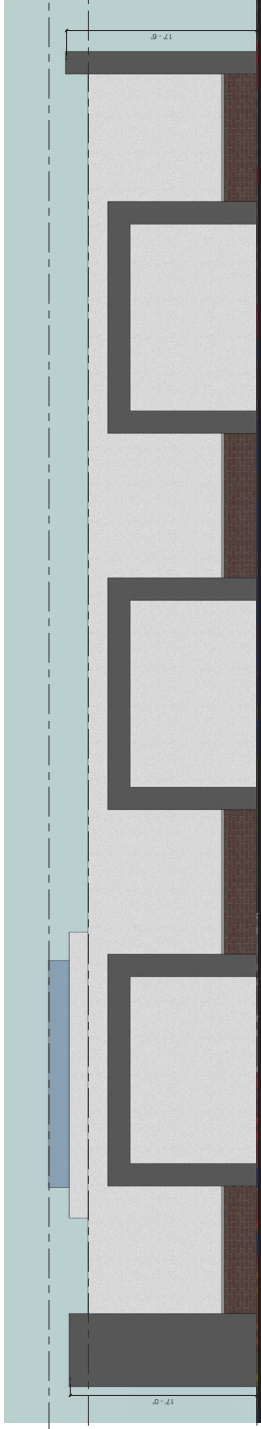
2 CAR WASH NORTH ELEVATION
3/16" = 1'-0"



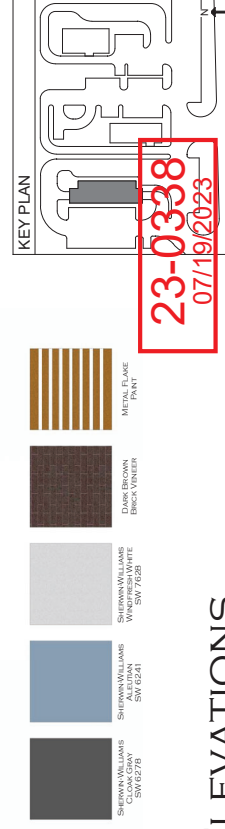
3 CAR WASH SOUTH ELEVATION
3/16" = 1'-0"



4 CAR WASH EAST ELEVATION
3/16" = 1'-0"



5 CAR WASH WEST ELEVATION
3/16" = 1'-0"



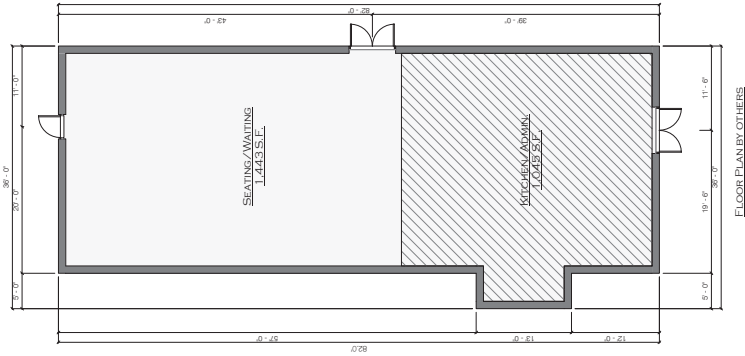
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CAR WASH FLOOR PLAN & ELEVATIONS

6802 W CRAIG RD
LAS VEGAS - 89108

PROJECT NO: 023002 05/17/23

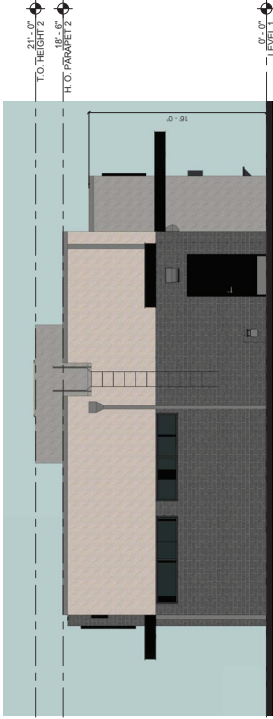




1 STARBUCKS PAD PLAN
3/16" = 1'-0"



2 STARBUCKS PAD FRONT ELEVATION
3/16" = 1'-0"



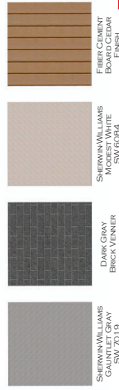
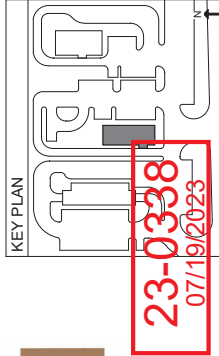
3 STARBUCKS PAD REAR ELEVATION
3/16" = 1'-0"



4 STARBUCKS PAD RIGHT ELEVATION
3/16" = 1'-0"

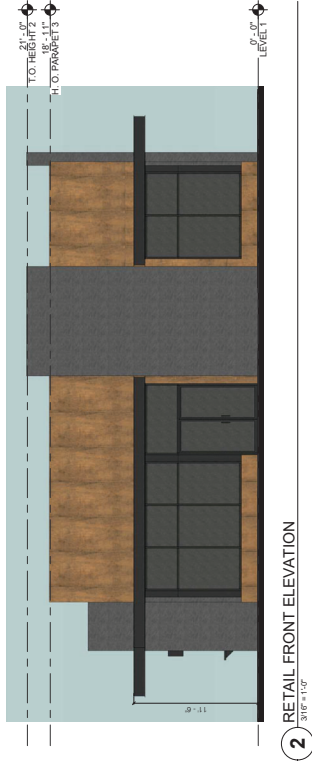


5 STARBUCKS PAD LEFT ELEVATION
3/16" = 1'-0"

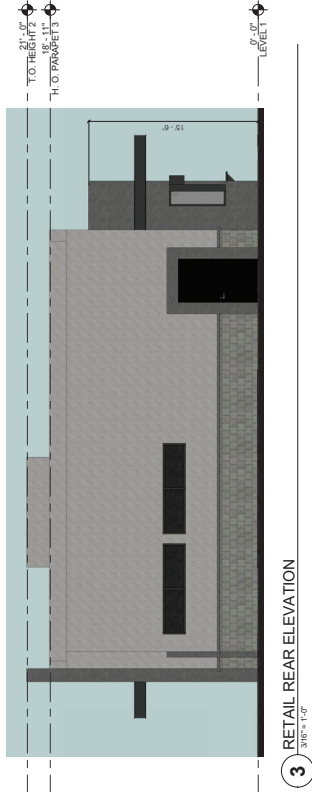


STARBUCKS FLOOR PLAN & ELEVATIONS

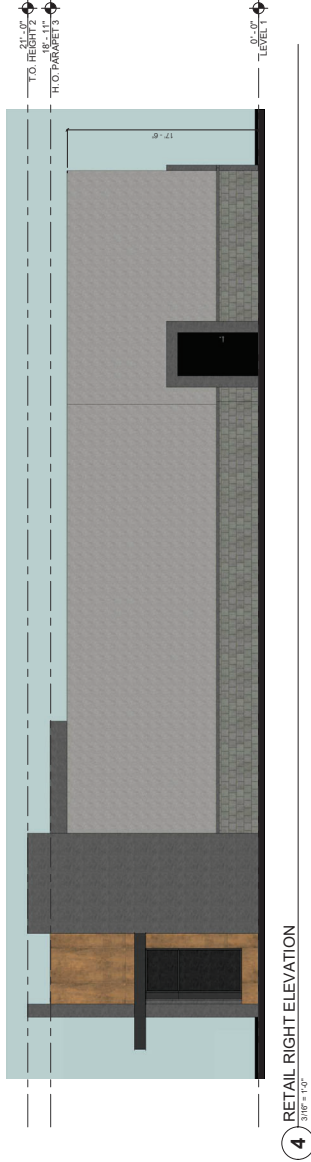
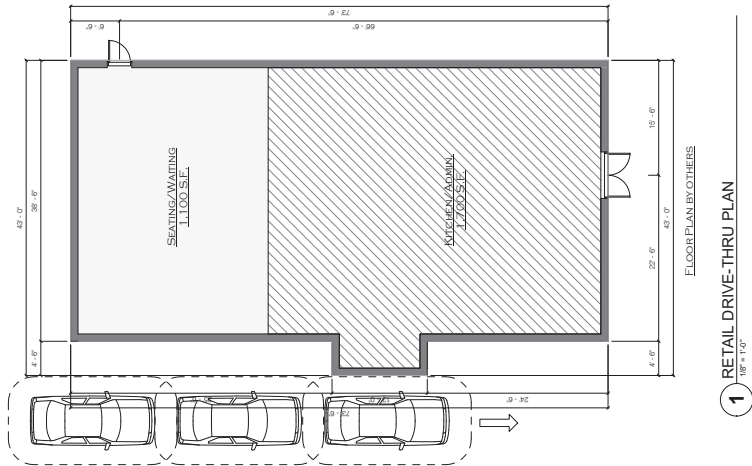
6802 W CRAIG RD
LAS VEGAS - 89108



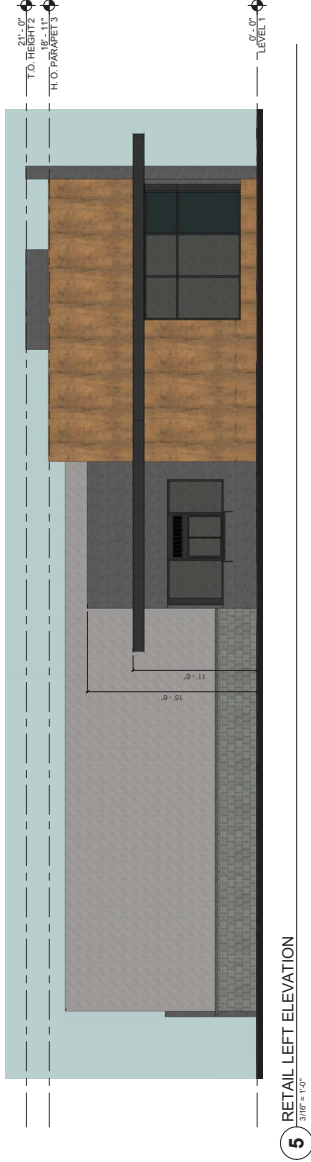
2 RETAIL FRONT ELEVATION
31'-0" x 1'-0"



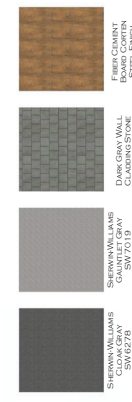
3 RETAIL REAR ELEVATION
31'-0" x 1'-0"



4 RETAIL RIGHT ELEVATION
31'-0" x 1'-0"



5 RETAIL LEFT ELEVATION
31'-0" x 1'-0"



RETAIL DRIVE-THRU FLOOR PLAN & ELEVATIONS

6802 W CRAIG RD
LAS VEGAS - 89108

INCLUDED IN ELEVATIONS

23-0338
07/19/2023