

July 19, 2023

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING & ZONING
495 S. Main St.
Las Vegas, Nevada 89101

Re: Pre-Application Justification Letter – Special Use Permit for Full-Service Car Wash, and Site Development Plan Review

To Whom It May Concern:

Please be advised this office represents Golcheh Developments (the “Applicant”) in the above-referenced matter. The Applicant is proposing a car wash and drive-through establishments on West Craig Road and North Rainbow Boulevard on approximately 2.58 acres, more particularly described as APN: 138-03-612-002 (the “Site”). The Site is zoned C-1, and therefore requires a special use permit for a full-service car wash. The Applicant also requests a site development plan review for the project, and a waiver to allow existing throat depth.

SITE DEVELOPMENT PLAN REVIEW

The Applicant proposes a full-service car wash, and two drive-through establishments on the Site. One drive-through establishment is a proposed Starbucks, and the other drive-through does not have an end user at this time. Additionally, at the western portion of the Site, the Applicant proposes a full-service car wash. The Site fronts onto West Craig Road, and is surrounded by C-1 zoning to the north, east, and west, with R-CL residential to the south, buffered by West Craig Road. Just west of the site is the US-95. For the proposed drive-through establishments, the Applicant meets all conditions in C-1 zoning for the proposed uses. A special use permit is required for the car wash, which is discussed further below.

Where 83 parking spaces are required for the Site, the Applicant proposes to provide 83 parking spaces. The Site’s curb cuts are existing, and provide 33-foot throat depths. Because the driveway geometry exists on the Site, and because the westerly driveway provides cross-access to the mini-storage to the west, the Applicant requests existing throat depths to remain. The proposed elevations of the building include modern blue and grey color tones, with complementary cement and metal plank finishing’s. The car wash proposed is at a height of 19 feet to the top of the parapet, and the drive-through establishments are proposed at a height of 21 feet.

The Applicant proposes landscaping around the perimeter of the Site, as well as landscaping along the interior of the Site between the proposed buildings. Along West Craig Road frontage, the Applicant proposes landscaping between 16.9 feet up to 50.9 feet, to provide additional buffer to the homes to the south, which are also buffered by West Craig Road.

23-0388
07/19/2023

SPECIAL USE PERMIT FOR CAR WASH

The Applicant proposes a full-service car wash along the western portion of the Site, which abuts an existing mini storage facility. The Applicant is meeting all conditions for a special use permit, including residential separation. Residential uses to the south of the site, zoned R-CL are buffered by West Craig Road, a 100-foot right-of-way, per the RTC Master Plan of Streets and Highways. Further east, additional residential uses are buffered by existing C-1 zoned uses and North Rainbow Boulevard, an 80-foot right-of-way. Vacuum bays are proposed at the far western portion of the Site, abutting C-1 zoning to the west and north, and buffered from residential to the south by landscaping and West Craig Road. As a result, the Applicant requests favorable consideration of this special use permit.

Signage is not a part of the this application.

Thank you for your consideration of this project, and please do not hesitate to contact this office with any questions.

Sincerely,

KAEMPFER CROWELL



Misha K. Ray

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07/19/2023