



**Location: E. Bonanza Ave. and N. Lamb Blvd.**  
**Las Vegas, NV. 89110**  
**Parcel ID: 14031501011**

### **Project Description:**

The subject property is located near the northwest corner of East Bonanza Road and North Lamb Boulevard in Las Vegas, Nevada. The project site consists of one (1) vacant tax parcel totaling an approximate lot area of 1.11 acres. The site is zoned Limited Commercial (C-1). Car wash uses are defined as "Car Wash, Full Service or Auto Detailing" uses by the City of Las Vegas. The proposed site for the latest addition of Quick Quack wash facilities is located in the city of Las Vegas. Customers will enter the queue from parking lot access off south Bradley rd. The drive thru queue has an approximate capacity of 30 vehicles. The drive thru car wash building which houses the equipment as well as car wash "showroom" and accessory spaces is 3,588 sq. ft. placed on a lot size of 43,560 sq. ft. The building height is 29'-0" at its highest point. Along with the car wash building, there will be a canopy at the pay station covering the two lanes of vehicle queuing. As the vehicle exits the carwash, they can choose to utilize one of the 22 vacuum stalls that are also covered with a canopy for the customer's comfort or proceed to exit the property. Pedestrian access from the existing public sidewalk to the site will be available along Bradley Rd. Quick Quack facilities also implement the appropriate lighting to provide optimal visibility in low light hours while meeting any local light pollution codes. All the modifications and construction are designed to meet the requirements set forth in the city code and all Zoning requirements.

### **Operational Information:**

- 7am - 9pm
- 7 days per week

At any given time, we will have 2-3 team members on site depending on the expected volume. Each store typically employs up to 18 team members.

### **Water Usage:**

100% of the water used is reclaimed from the showroom, filtered, and reused. Nearly all the water used is captured and pumped through 4,500 gallons of filtering equipment, then back to the wash equipment again to be re-used. On average, we are discharging about 25-30 gallons of water per vehicle back into the sewer system. The soaps that we use are all water-soluble, biodegradable, and environmentally friendly.

### **Traffic Circulation:**

Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are a few cars in line. The entire wash cycle lasts under 3 minutes, and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way. Quick Quack can wash as many as 165 cars per hour. To maintain constant vehicle circulation.

### **Sound and Equipment:**

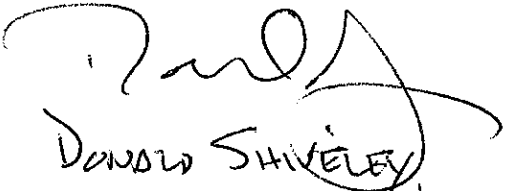
Quick Quack has 248 operating stores, and we have several sound attenuation efforts they put in place to ensure compliance with all local requirements relative to sound emissions. All our equipment is contained inside the building, we understand the importance of sound emissions management and we take pride so that whatever sound is coming out of the building is directed away from any areas considered a conflict. Most of the washing equipment in the showroom is hydraulic except for the blowers that dry the car, which are electric. The hydraulic pumps are contained inside of our equipment room that remains closed during operating hours unless we are completing some type of maintenance. The blowers are also contained inside the building and are typically compliant with sound guidelines at the property line. Since our latest hours of operation are at 9:00 PM, we are closed by the time allowable dB levels drop for most municipalities.

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### Landscaping Adjustment and Deviations:

A deviation is requested from the city of Las Vegas for the 8'-0" Landscaping buffer requirement. At the east side of the property the requirement of a landscaping buffer of 8'-0" needs a deviation due to an existing CMU block wall belonging to the existing adjacent site. The current landscape buffer is 5'-6" Please note this section of this letter as an official statement and request of city requirement deviation.

Per the city of Las Vegas Planting requirements on "Table 2 - Perimeter landscape buffer - spacing of trees". Street and roadways are not indicated as buffer zones. However, we have updated the plan to include 2 additional 15' tall palm trees. (Attached is the updated plan) We don't want to provide any buffer/screen trees to the frontage as the frontage serves as the primary public visibility to the site from the roadway and sidewalk. We have added the calculation to the plan sheet to substantiate.

  
DONALD SHIVELEY  
DIRECTOR, ENTITLEMENTS  
QUICK QUACK

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