



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

20-0205  
09/21/2020

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Zone Change, Major Mod and SDR for car wash

**Project Address** (Location) SWC Echelon Point Drive and Durango Drive

**Project Name** Wow Car Wash **Proposed Use** Car Wash

**Assessor's Parcel #** (s) 125-20-301-019 **Ward #** 6

**General Plan:** Existing UC-TC Proposed GC-TC **Zoning:** Existing Undeveloped Proposed T-C

**Additional Information** Zone change and modification to Town Center Master Plan, special use permit and site development plan review to allow for a car wash on the western portion of the site

**Property Owner** MDM Properties, LLC **Contact** \_\_\_\_\_

**Address** PO Box 8077 **City** Fremont **State** CA **Zip** 94537

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** S.T. Enterprises, LLC **Contact** Todd Bender

**Address** 755 E. Yosemite Ave. Suite J **City** Merced **State** CA **Zip** 95340

**E-mail** tbender@wowwash.com **Phone** 209-383-1211

**Representative** Kaempfer Crowell **Contact** Liz Olson

**Address** 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** eolson@kcnvlaw.com **Phone** 702-792-7000

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** MDM Properties LLC

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

**Print Name** Steve Tretin, Member/Manager

Subscribed and sworn before me

This 21st day of Sept, 2020

WIKI RAAB

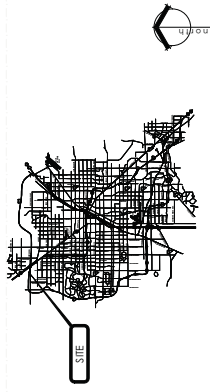
Notary Public in and for said County and State

State of Calif, County of Alameda

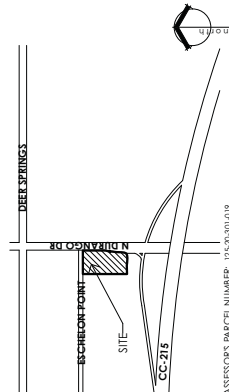


The notary commission extended pursuant to Executive Order N-63-20

20-0205  
09/21/2020



VICINITY MAP



LOCATION MAP

## Site and Project Information

### SITE DATA

PARCEL NUMBER	125-20-301-019
JURISDICTION	CITY OF LAS VEGAS - 89149
EXISTING ZONING	TC - UNDEVELOPED
PROPOSED ZONING	GC-TC - GENERAL COMMERCIAL
PROPOSED USE	CAR WASH (ATTACHED)
SITE AREA (TOTAL)	145,244 SF
CARWASH	3,34 ACRES
SETPBACKS - (BUILDING)	1.06 ACRES

### BUILDING INFORMATION

PROPOSED	125-20-301-019
FRONT	33'-0"
INTERIOR SIDE	10'-0"
REAR	20'-0"
MAX HEIGHT	35'-0"
ACTUAL LOT COVERAGE	50%
LOT COVERAGE ALLOWED	50%
CONSTRUCTION TYPE	NO
FIRE SPRINKLER PROVIDED	NO
CAR WASH	5,416 SF
PARKING AREA	PROVIDED
REQUIRED PARKING	40
STANDARD PARKING SPACES PROVIDED	40
HANDICAPPED SPACES PROVIDED	4
TOTAL PARKING PROVIDED	44

### PARKING AREA

PROVIDED	125-20-301-019
FRONT	33'-0"
INTERIOR SIDE	10'-0"
REAR	20'-0"
MAX HEIGHT	35'-0"
ACTUAL LOT COVERAGE	50%
LOT COVERAGE ALLOWED	50%
CONSTRUCTION TYPE	NO
FIRE SPRINKLER PROVIDED	NO
CAR WASH	5,416 SF
PARKING AREA	PROVIDED
REQUIRED PARKING	40
STANDARD PARKING SPACES PROVIDED	40
HANDICAPPED SPACES PROVIDED	4
TOTAL PARKING PROVIDED	44

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## SITE PLAN

SDR100

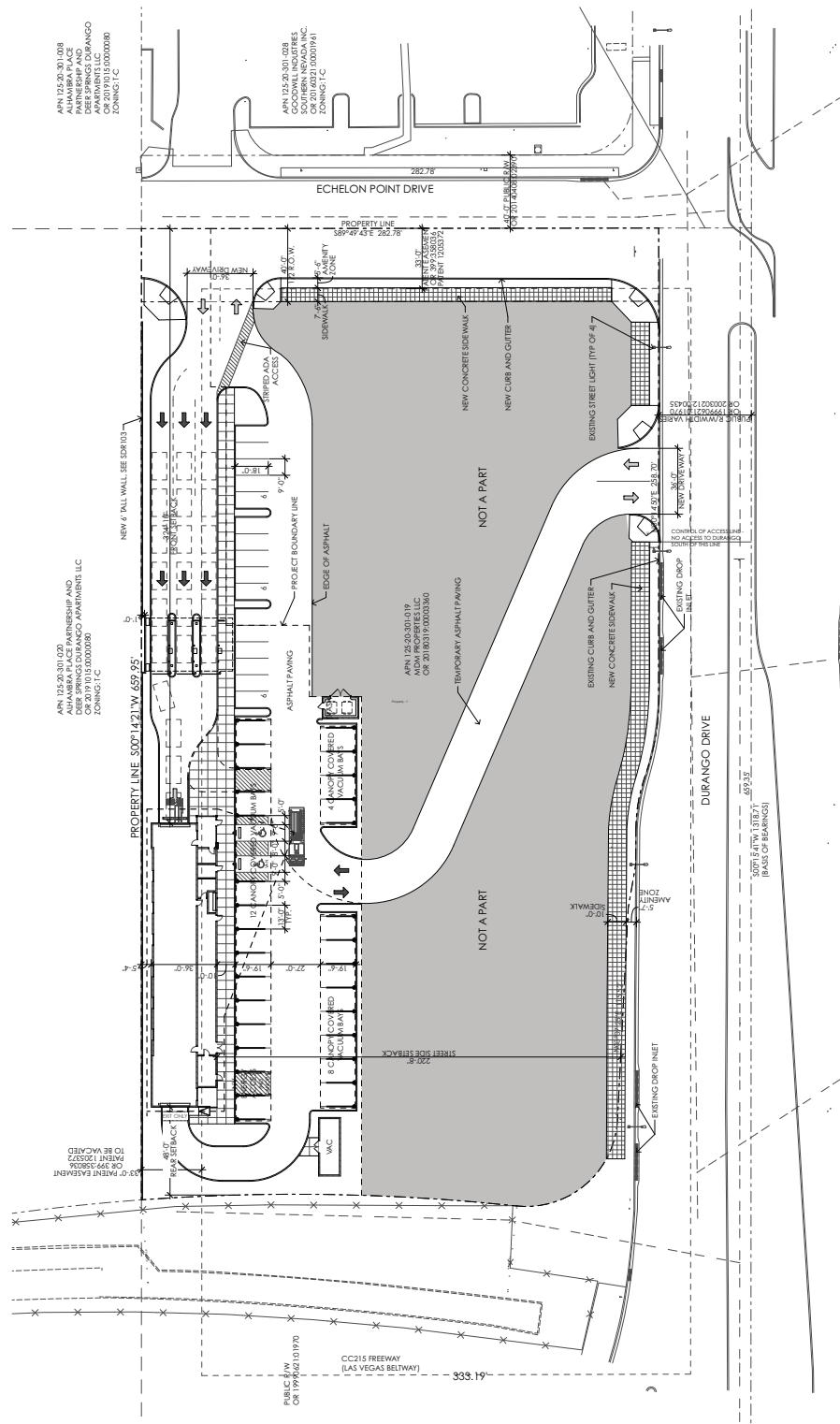
117.037.5 WOW Car Wash - North Durango

CITY OF LAS VEGAS - 89149

WOW Car Wash - North Durango  
Site Development Review  
6755 North Durango  
Las Vegas, Nevada 89149

apts

117.037.5 WOW Car Wash - North Durango



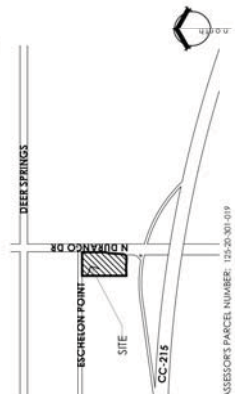
## SITE PLAN

SCALE: 1" = 30'





# VICINITY MAP



ASSESSOR'S PARCEL NUMBER: 125-20-301-019

# LOCATION MAP

## Site and Project Information

### SITE DATA

PARCEL NUMBER	125-20-301-019
JURISDICTION	CITY OF LAS VEGAS - 8149
EXISTING ZONING	TC - UNDEVELOPED
PROPOSED ZONING	GC-TC - GENERAL COMMERCIAL
PROPOSED USE	CAR WASH (ATTACHED)
SITE AREA (TOTAL)	143,34 SF
CARWASH	5,334 SQUARE FEET
SEWERAGE (BUILDING)	1,000 SQUARE FEET

### BUILDING INFORMATION

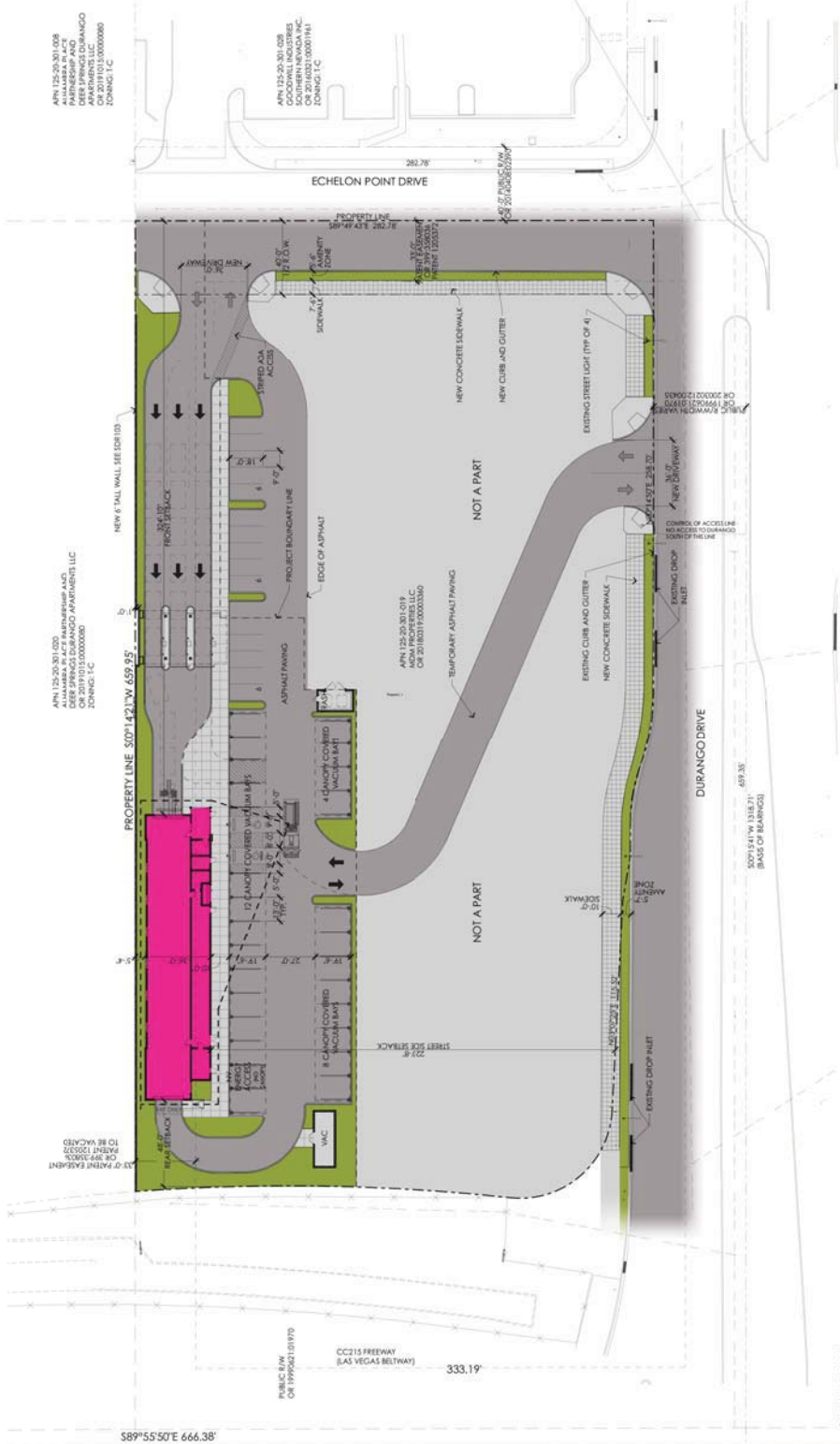
CODE	2018 MC W/ CITY OF LAS VEGAS AMENDMENTS V.8 (NOV. 2018)
CONSTRUCTION TYPE	NO
FINISH MATERIALS PROVIDED	NO
PARKING AREA	3,445 SF
REQUIRED PARKING	PROVIDED
STANDARD PARKING SPACES PROVIDED	333 SF @ 11:50 - 3
HANDICAPPED SPACES PROVIDED	PROVIDED
TOTAL PARKING PROVIDED	40

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# SITE PLAN

SDR100

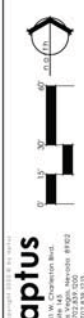
117.537.5 WOV CAR WASH - NORTH DURANGO



## WOW Car Wash - North Durango

### Site Development Review

6755 North Durango  
Las Vegas, Nevada 89149

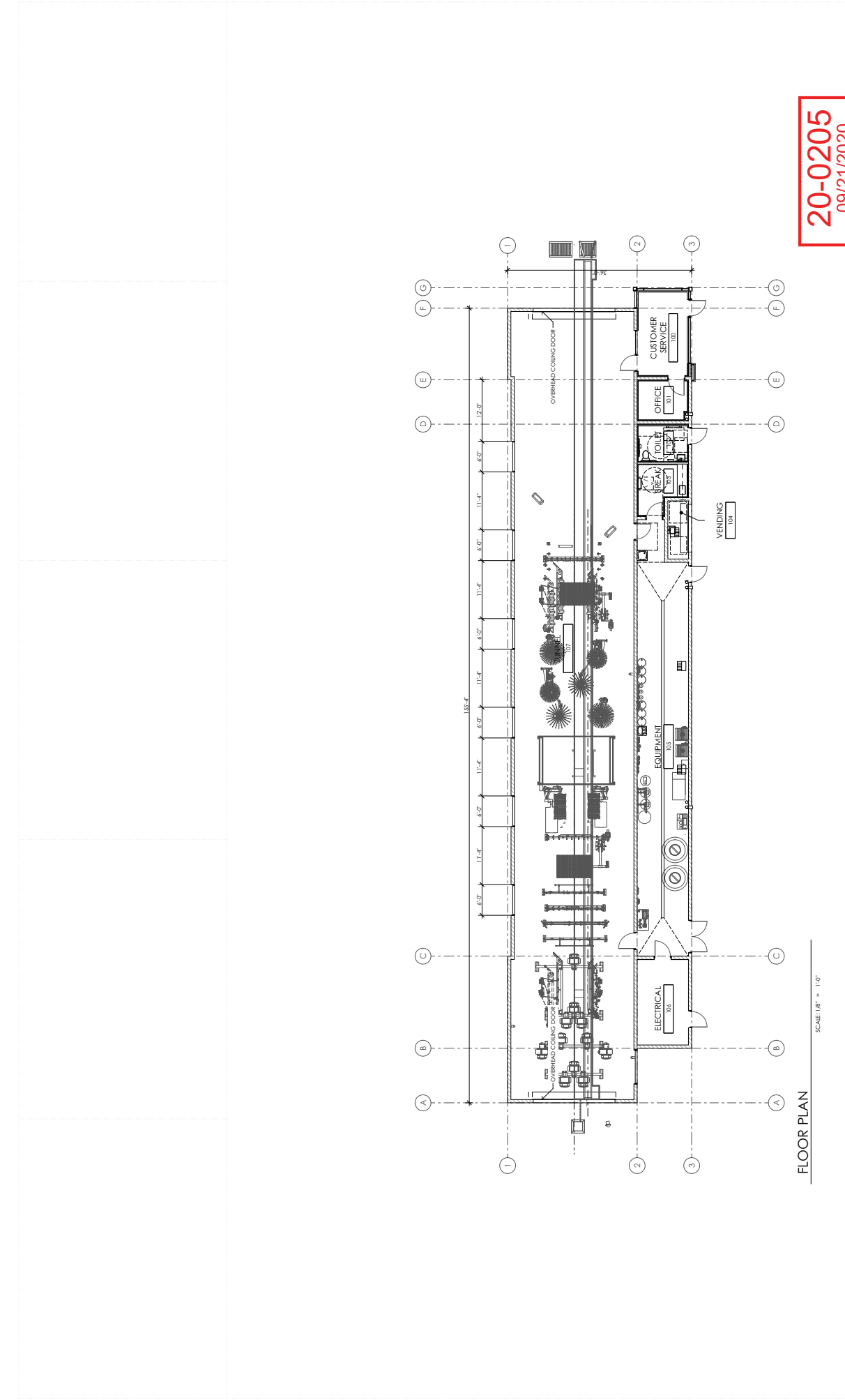


# SITE PLAN

SCALE: 1" = 30'







20-0205  
09/21/2020

# WOW Car Wash - North Durango

Site Development Review  
6755 North Durango  
Las Vegas, Nevada 89149

FLOOR PLAN

9/21/20

CITY OF LAS VEGAS, NV

SDR102

117.037.5 WOW Car Wash - North Durango



aprus

117.037.5 WOW Car Wash - North Durango  
Site Development Review  
6755 North Durango  
Las Vegas, Nevada 89149  
P: 702.839.3333  
F: 702.839.3333















City of Las Vegas Department of Public Works  
**REQUEST FOR VACATION/RELINQUISHMENT OF INTEREST**

(For questions regarding this form, please contact Right-of-Way @ 702-229-6483)

**GENERAL PROJECT INFORMATION:**

Project Name: WOW Car Wash N. Durango Date Submitted: \_\_\_\_\_

APN # (s): 125-20-301-019

Land Use/Planning Action #: (i.e. SDR-12345, VAC-12345, PRJ-12345, etc.) \_\_\_\_\_

AND/OR Hansen/Infor Civil Plan #: (i.e. CIVIL-12345, L18-12345) \_\_\_\_\_

**ENGINEER INFORMATION:**

Engineering Firm Name: McCay Engineering

Contact: Jeremy McCay Phone #: 702-860-3897

Email Address: jmccay@centurylink.net

**TYPE OF REQUEST:** (Check all that apply)

☒ Easement

Type: ☒ Govt. Patent ☐ Drainage ☐ Sewer ☐ Other: \_\_\_\_\_

☐ Right-of-Way

**REQUIRED DOCUMENTS:** (Incomplete requests will be returned)

☐ Legal Description & Exhibit Map - total # of legals submitted: 1

☐ Horizontal Control Sheet (or portion of plans highlighting easement or right-of-way area under review)

☐ Notice of Final Action Letter from City Council or Planning Commission

☐ Copy of Patent (If applicable)

☐ Copy of Easement (If applicable)

Email complete packet to: [rwsubbmittals@lasvegasnevada.gov](mailto:rwsubbmittals@lasvegasnevada.gov)

Or Deliver complete packet to:

City of Las Vegas, Development Services Center | Attn: Right-of-Way Division  
333 N. Rancho Drive, 8<sup>th</sup> Floor | Las Vegas, NV 89106

**20-0205**  
09/21/2020

APN 125-20-710-009  
ARC MCLVSN/001 LLC  
OR 20151001-00001783

PUBLIC R/W  
WIDTH VARIES  
OR 19990621:01970  
OR 20030212:00435

CONTROL OF ACCESS LINE  
NO ACCESS TO DURANGO  
SOUTH OF THIS LINE

659.35'  
500°15'41"W 1318.71'  
(BASIS OF BEARINGS)

DURANGO DRIVE

APN 125-20-301-019  
MDM PROPERTIES LLC  
OR 20180319:00003360

40.00' PUBLIC R/W  
OR 20140408:02390  
40.00' PUBLIC R/W  
FUTURE DED.

ECHELON POINT DRIVE

282.78'  
S89°49'43"E 282.78'

Line Table		Curve Table				
Line #	Direction	Length	Curve #	Radius	Delta	Tangent
L1	N18°39'40"E	6.89'	C1	114.50'	18°24'50"	36.80'
L2	N0°36'17"E	20.21'	C2	85.50'	18°03'23"	26.94'
L3	N10°03'20"E	24.19'	C3	50.00'	93°12'02"	81.33'
			C4	1144.00'	10°17'00"	205.32'

33.00' PATENT EASEMENT  
OR 399:358036  
PATENT 1205372

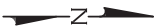
CC215 FREEWAY  
(LAS VEGAS BELTWAY)

333.19'  
PUBLIC R/W  
OR 19990621:01970

500°14'21"W 659.95'

APN 125-20-301-020  
ALHAMBRA PLACE PARTNERSHIP AND  
DEER SPRINGS DURANGO APARTMENTS LLC  
OR 20191015:00000080

DEER SPRINGS W4  
20-0205  
08/21/2020  
SITE



VICINITY MAP  
SCALE: NTS

LEGEND



GRAPHIC SCALE



(IN FEET)  
1 inch = 60 ft.

WOW CAR WASH - N. DURANGO  
PATENT EASEMENT VACATION



MCCAY ENGINEERING  
11700 W. Charleston Blvd.  
Suite #170-298  
Las Vegas, Nevada 89135  
P 702-860-3897



4-1222  
(Aug. 1967)

Nevada 026273

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant, Robert J. Simpson, Junior, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 60 E.,

Sec. 20, E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTY-FOURTH day of FEBRUARY in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FOURTH.

[SEAL]

For the Director, Bureau of Land Management.

By

*Elizabeth J. Hicks*  
Acting Chief, Patents Section.

Patent Number 1205372

20-0205  
09/21/2020

BPS 348637

RETURN TO:

*George Lee Reynolds*  
2633 MANNING AVE  
LOS ANGELES  
CALIF 90064

INST. NO. 358036  
OFFICIAL RECORD BOOK NO. 399  
RECORDED AT REQUEST OF

*George Lee Reynolds*  
FEB 1 2 32 PM '74

CLARK COUNTY NEVADA  
PAUL E. HORN RECORDER  
FEB 1 1974 DEPUTY *lu*

400  
*lu*

20-0205  
09/21/2020



ACM-1  
ALUCOBOND BONE WHITE



BRK-1  
MEDIUM GREY



ST-1  
DRYVIT NATURAL WHITE



SF-1  
CLEAR ANODIZED ALUMINUM



CPY-1  
PRE-FABRICATED CANOPY



WOW Car Wash-North Durango

9.21.2020

Site Development Review

20-0205  
09/21/2020

6755 North Durango  
Las Vegas, Nevada 89149

241 South 4th Street  
Suite 145  
Las Vegas, Nevada 89102  
P 702.839.1200  
F 702.839.1213