

August 18, 2022

City of Las Vegas Department of Planning  
495 South Main Street  
Las Vegas, NV 89101

**RE: Sahara Ave & Spanish Oaks - Justification Letter  
Site Development Plan Review and Special Use Permit for a proposed (Full Service)  
Car Wash.  
Assessors' Parcel Numbers: 162-05-403-001**

**To Whom It May Concern:**

On behalf of our Client, Neil Capin Jr. we respectfully submit this application package for a proposed car wash (full service) with vacuums. The proposed project is located on the north side of Sahara Avenue and the east side of Spanish Oaks Drive within a portion of an existing commercial center. The subject parcel is zoned C-1 and is on a total of 1.19 acres. The site is currently developed as a restaurant building that has been vacant for over 15 years. The existing restaurant building will be demolished to accommodate the proposed car wash. The site plan and elevations for the existing building is provided as requested for reference. One driveway each on Sahara Avenue and Spanish Oaks Drive adjacent to the existing building will be removed to accommodate the proposed design of the car wash.

**Project Description:**

The proposed 3,936 square foot car wash is located on the southern portion of the site and is oriented in a north south direction. The plans depict two (2) access points; one located on Sahara Avenue and the other is located on Spanish Oaks Drive with interior access to the commercial center. The car wash building/tunnel is located on the southeastern portion of the site with the covered vacuum spaces located on the west side of the building/tunnel and along Spanish Oaks Drive. The pay points are located on the north side of the building and buffered from the northern portion of the site with two separate rows of landscaping. A total of 41 parking spaces with two handicap accessible spaces are provided as required by Code. The provided Keynotes and Project Data provide details and descriptions of the site information and elements.

**Applications required are the following:**

**1. Special Use Permit for the full Service Carwash:**

**Justification:**

This request is to redevelop a site that is currently occupied by a restaurant building that has been vacant for more than a decade. The proposed carwash will rejuvenate this corner of the commercial center, enhance the area, and also provide safety in the general area with

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the development of the site. The request is appropriate and compatible with the existing developments in the area.

## **2. Site Development Plan Review:**

### **Justification:**

The design of the proposed use complies with Code requirements. The architecture and materials used ensures compliance and compatibility with the remaining portions of the commercial center. The development will enhance the area.

### **Elevations:**

The proposed car wash building/tunnel is one story and up to 20 feet 4 inches high to the top of the pitch of the roof. While the existing restaurant building on the site is 34 feet 5 inches high which is substantially lower than the existing building. The building materials consist of painted stucco finishes and concrete tile roofing to match the southern colors and design of the existing commercial center to the east. The design accents include cultured stone veneer, stucco trims, projecting rough sawn beams and rafter tails, metal insulated doors and aluminum store front windows and doors.

### **Floor Plans:**

The car wash building/tunnel is 3,936 square feet and includes, the wash tunnel, equipment, maintenance, electrical, restroom, office, and restroom.

### **Landscaping:**

Ten (10) foot up to 15 foot wide landscape areas are depicted along Sahara Avenue and Spanish Oaks Drive. Seven (7) feet of landscaping is depicted along the north property line. The plans show that the residential adjacency standards are met per Code requirements.

We appreciate your review and positive recommendation of the application.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant

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