



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
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Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

July 20, 2022

City of Las Vegas
Department of Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

RE: Justification Letter for proposed Car Wash at W. Sahara Ave and Red Rock St.

Please accept this letter as justification for the proposed development located on the corner of West Sahara Ave and Red Rock St (APN: 163-01-401-008) currently zoned as Limited Commercial (C-1).

Through this design review and on behalf of our client, we respectfully request for a variance to the following:

1. Allow for a four-foot side setback where 10 feet is required for side setbacks in the C-1 zone.

The proposed development consists of two buildings whose design intent is to harmoniously blend with the existing developments in the surrounding area. The first building, as depicted on the site plan, will be 4,368 sq ft Full Service Car Wash, standing 29'-6" high. The other building, which is not part of this part of this application, will be a pad for a future QSR building. The site could be easily access from West Sahara Ave and Red Rock St. through new proposed driveways.

Where a total of 55 parking spaces are required, 58 are being provided including 2 car accessible spaces and 1 van accessible spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances.

Adequate landscape would be provided in the form of terminal islands and fingers where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plan list. Landscaping would be proposed to screen the trash enclosure. The proposed trash enclosure will have 6-foot-high CMU walls to match the building and will be uncovered.

We feel that this proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,
Sheldon Colen
SCA Design

Enclosure: Expungement Letter from Property Owner

22-0386
07/20/2022

July 15, 2022

City of Las Vegas
Department of Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

To Whom It May Concern:

Please accept this letter as a formal request to expunge the active entitlement ZC-201-81 on APN: 163-01-401-008. This is to allow new entitlement on a proposed site development for a new Car Wash and future QSR building.

I hope for your favorable action to this request.

Sincerely,

Handwritten signature of C.J. Cox in black ink.

C.J. Cox
Property Owner, Managing Member QCW 1 LLC

22-0386
07/20/2022