

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

September 12, 2022

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

**RE: Car Wash at W. Sahara Ave and Red Rock St.
22-0386**

To Whom It May Concern:

Please accept this letter as a formal request for an abeyance on our PC Meeting on September 13, 2022 and for it to be rescheduled and held on the next scheduled meeting date on October 11, 2022. There are some site issues and changes on the site that we are working out with the client and the civil engineer.

Thank you,

Sheldon Colen
SCA Design

Submitted after final agenda

RECEIVED
09/12/2022
ITEM 31 a-c

September 3, 2022

RECEIVED

Jack and Dale Martin
2776 Sorrel St.
Las Vegas, NV 89146

SEP 12 2022

City of Las Vegas
Department of Planning

City of Las Vegas
Land use Hearing Notice
Reference 22-0386 and 22-0386-Var1 and 22-0386-SUP1 and 22-0386-SDR1

In past variances the City of Las Vegas allowed businesses to BLOCK off access of Westwind Road and Duneville Street just north of West Sarah Ave. The blocking of these two streets forces the residents, delivery vehicles, local traffic and other services from entering West Sarah Ave. from the north going south. This condition greatly increases the traffic on red Rock Street between O'bannon Drive and West Sarah Ave.

Decreasing set back on the west side of Red Rock Street from 10 feet to 4 feet reduces visibility for drivers using south bound Red Rock Street to access West Sarah Ave.

I believe the removal of 6 feet of set back increases the chances of accidents and the safety of people in the area.

Jack P. Martin

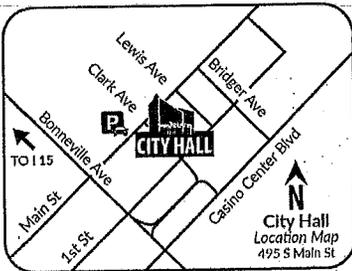
City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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City of Las Vegas
Department of Planning



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22-0386
16312113017
MARTIN JACK P & DALE O
2776 SORREL ST
LAS VEGAS NV 89146-5133

I SUPPORT
this Request

I OPPOSE
this Request

SEE MAP AND STATEMENT

Submitted after final agenda

3la-cp
pg 1 of 2

Please use available blank space on card for your comments.
22-0386 and 22-0386-VAR1 and 22-0386-SUP1 and 22-0386-SDR1

Planning Commission Meeting of 09/13/2022

SEP 12 2022



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SEP 12 2022

City of Las Vegas
Department of Planning



WEST WIND RD.

DUNEVILLE ST.

W Via Olivero Ave

CITY OF LAS
VEGAS ALLOWED
BUSINESSES TO
BLOCK OFF
2 STREETS

MINI of Las Vegas
Automation Collision
Center Las Vegas

MINI of Las Vegas

W Sahara Ave

W Sahara Ave

Dunev

Westwi

INFINITI of Las Vegas

Capo's Restaurant
and Speakeasy
Italian \$\$\$

Dunkin'

Vegas Vacuum
and Sewing
vacuum cleaner store

verschnitzel
Wed. 8

Max Pawn
Pawn shop

ork Pizze & Pasta
Italian restaurant

EL Zarape 2
Mexican

Laborer's Union
Local 872

Nuclear Care Partners

Ferrari of Las Vegas

Bentley Las Vegas

595

595

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SUBJECT AND USE QUESTION

31a-c
Pg 2 of 2

City of Las Vegas, Department of Community Development
 495 South Main Street
 Las Vegas, Nevada 89101

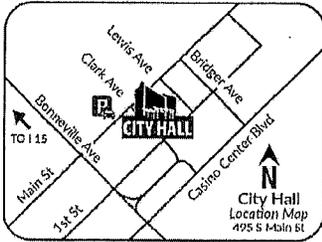
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22-0386
 16301402008
 PICKETT BLAIR G SR & COLLEEN T
 MANNING
 2313 DUNEVILLE ST
 LAS VEGAS NV 89146

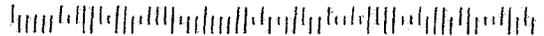
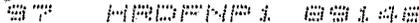
I SUPPORT
 this Request

I OPPOSE
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22-0386 and 22-0386-VAR1 and 22-0386-SUP1 and 22-0386-SDR1

Planning Commission Meeting of **09/13/2022**



Application Information

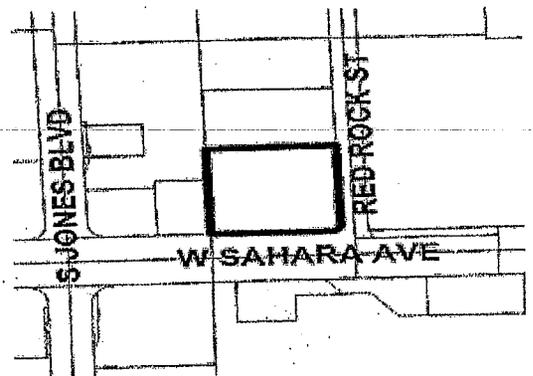
22-0386 - PUBLIC HEARING - APPLICANT/OWNER: ECW 1, LLC - For possible action on the following Land Use Entitlement project requests on 1.73 acres at the northwest corner of Sahara Avenue and Red Rock Street (APN 163-01-401-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

22-0386-VAR1 - VARIANCE - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED

22-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

22-0386-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,638 SQUARE-FOOT CAR WASH DEVELOPMENT AND A FUTURE BUILDING PAD SITE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
 Date: 09/13/2022
 Time: 6:00 PM
 Location: Council Chambers
 495 South Main St, 2nd Fl.
 Las Vegas, Nevada

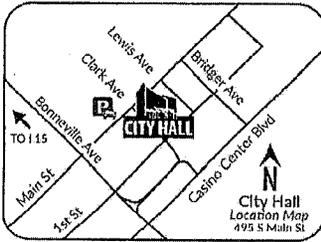
We Strongly Oppose this !!

Blair P

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301. (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

City of Las Vegas, Department of Community Development
 495 South Main Street
 Las Vegas, Nevada 89101

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22-0386
 16301401009
 MAD MAN ARMY SURPLUS 6040 L L C
 3020 WESTWIND RD
 LAS VEGAS NV 89146

I SUPPORT
 this Request

I OPPOSE
 this Request

Please use available blank space on card for your comments.

22-0386 and 22-0386-VAR1 and 22-0386-SUP1 and 22-0386-SDR1

Planning Commission Meeting of 09/13/2022

Application Information

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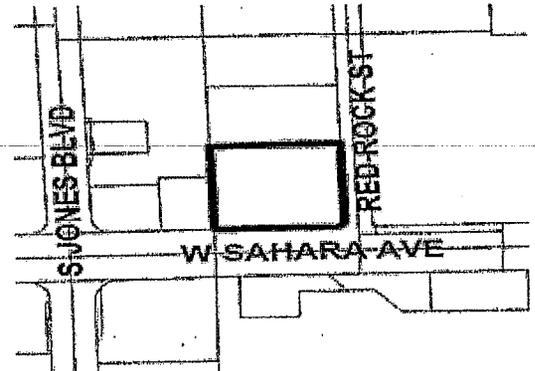
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*I oppose this Application
 There should be no pad
 Allowed as it will block
 other businesses unless it is
 set back as far as the BOFA
 Buildings*

Application Location



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