



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

22-0489
8/21/2022

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review, Special Use Permit

Project Address (Location) 610 E Sahara Avenue

Project Name Sahara & 6th **Proposed Use** Car Wash

Assessor's Parcel #(s) 162-03-801-099 **Ward #** 3

General Plan: Existing TOC-2 Proposed N/A **Zoning:** Existing C-1 Proposed N/A

Additional Information _____

Property Owner Behnam Rafalian - 600 East Sahara LLC **Contact** Behnam Rafalian

Address 5812 West Washington Blvd **City** Culver City **State** CA **Zip** 90232

E-mail N/A **Phone** N/A

Applicant Neil Capin **Contact** Neil Capin

Address 1761 Hotel Circle Suite 240 **City** San Diego **State** CA **Zip** 91208

E-mail neilcapinjr@gmail.com **Phone** 619-778-2088

Representative Jay Brown / Lebene Ohene **Contact** Lebene Ohene

Address 520 S. Fourth Street **City** Las Vegas **State** NV **Zip** 89101

E-mail lohene@brownlawlv.com **Phone** 702-598-1429

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 Neil Capin Jr.

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

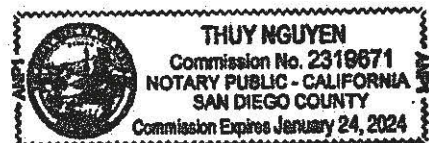
Print Name Neil Capin Jr.

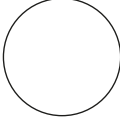
Subscribed and sworn before me

This 12TH day of August, 20 22

Thuy Nguyen

Notary Public in and for said County and State





ST1

date	10/16/2022
proj. no.	2022-10
drawn by	
chkd. by	

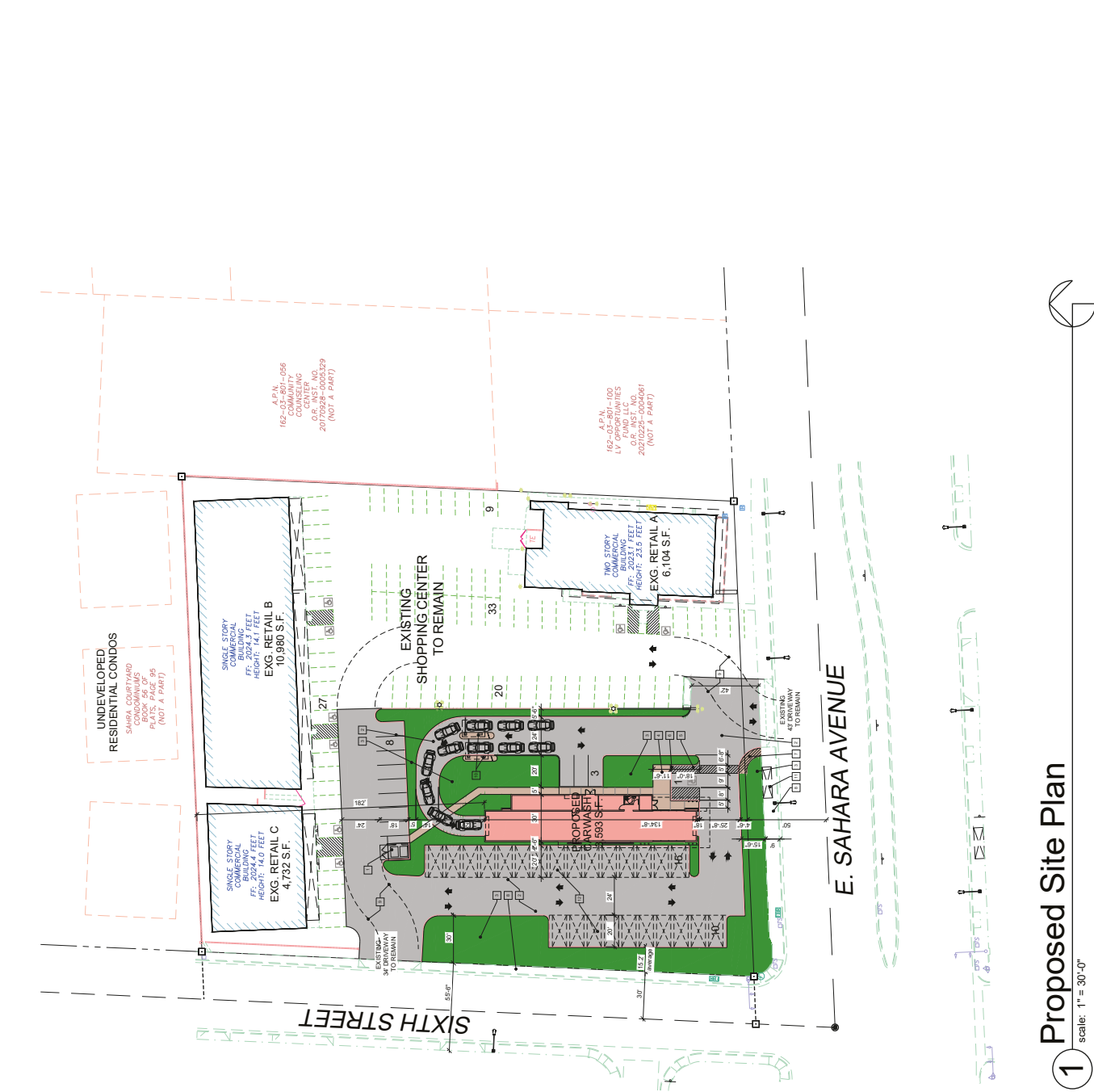
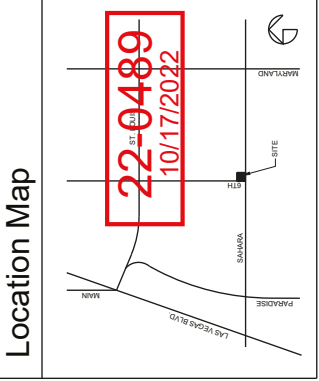
Carwash
for: Neil Capin, Jr.
600 East Sahara Avenue
City of Las Vegas
Nevada

jd architect
John David Pratt, Architect (703) 781-4881
1115 Las Vegas, NV 89101
pratt@jdarchitect.com

#	description
1	6" HIGH SPLIT FACE C&U TRASH/RECYCLING ENCLOSURE
2	AC PAVING - SEE CIVIL DRAWINGS
3	LANDSCAPING - SEE LANDSCAPE PLAN
4	# CONCRETE SIDEWALK W/ ROCK SALT FINISH
5	HANDICAP ACCESSIBLE ASLE
6	HANDICAP CURB RAMP ZERO CURB FACE - SEE CIVIL
7	HANDICAP ACCESSIBLE ROUTE (SHOWN HATCHED)
8	EXISTING CONCRETE SIDEWALK, CURB AND GUTTER - AS PER CITY OF LAS VEGAS
9	FIRE TRUCK TURNING RADI: 28" INSIDE, 52" OUTSIDE
10	PAY STATIONS
11	EXISTING BUS STOP
12	VACUUM STATIONS

Project Data	
EXISTING ZONING:	C1 & SUP FOR CARWASH
EXISTING USE:	RETAIL & RESTAURANT
PROPOSED ZONING:	RETAIL & RESTAURANT
PROPOSED USE:	RETAIL & RESTAURANT
PROPOSED AND USE:	TOC-1
PROPERTY SIZE:	134,698 S.F., 241 AC GROSS
F.A.R. (FLOOR AREA RATIO):	24.4%
APN:	162-03-801-009

AREA SUMMARY/PARKING ANALYSIS			
USE	AREA	FACTOR	VEHICLE SPACES PROVIDED
RETAIL			
PAD A	6,104 S.F.		
PAD B	10,980 S.F.		
PAD C	4,732 S.F.		
SUBTOTAL	21,816 S.F.		
CARWASH FULL SERVICE LOBBY AREA ONLY	3,580 S.F.		
SHOPPING CENTER	21,971 S.F.	1/200	88
PARKING TOTAL			91



1 Proposed Site Plan
scale: 1" = 30'-0"



Carwash
600 East Sahara Avenue
for: Neil Caplin, Jr.
City of Las Vegas
Nevada

date	10/16/2022
proj. no.	2022-10
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chd. by	



John David Burke, Architect (B) is Fort Apache Rd., #1110 Las Vegas, NV 89146 (702)787-4883 jdburke@jdburkearchitect.com

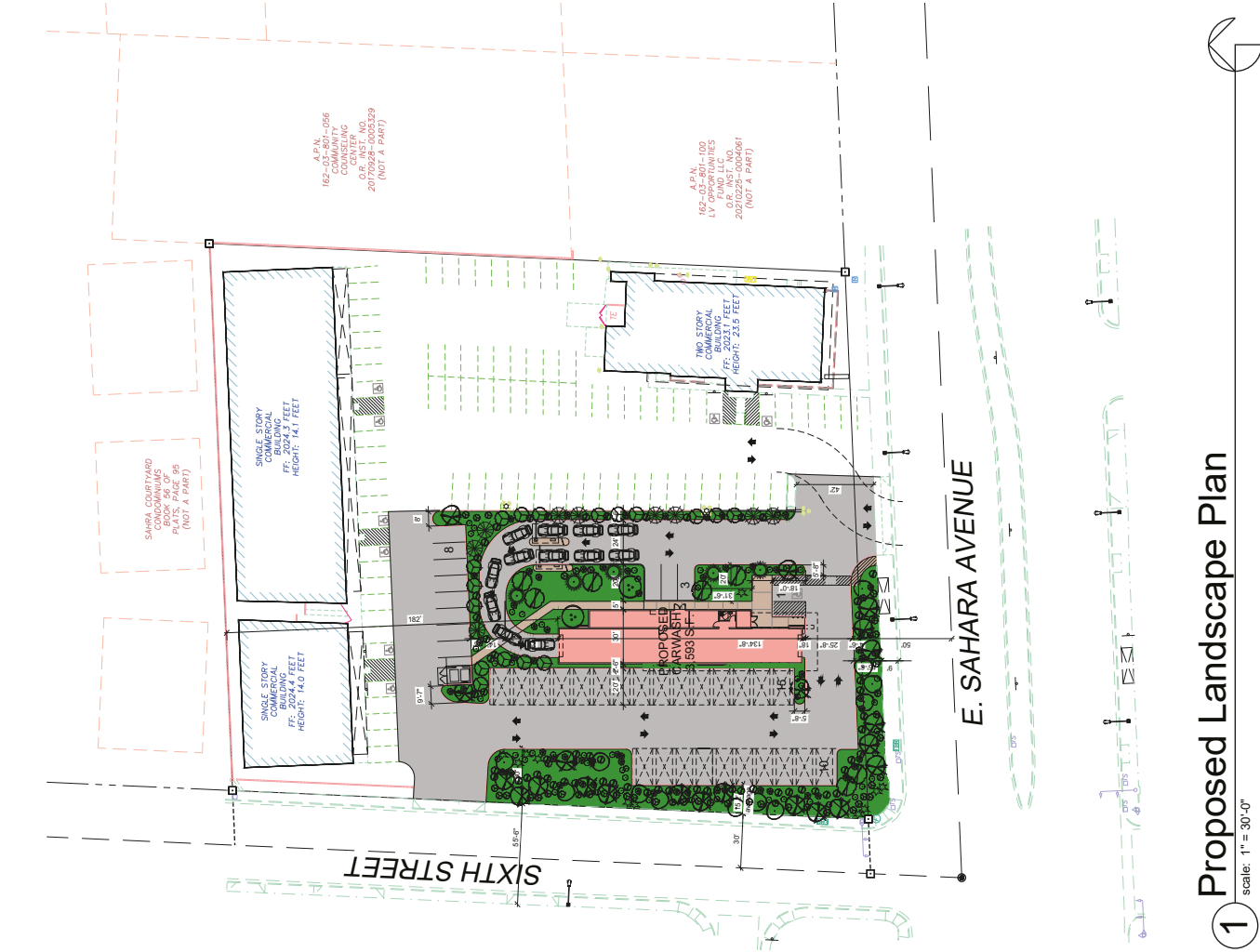
Landscape legend				
SYMBOL	TREES	TYPE	QTY	SIZE
	MEXICAN PALO VERDE <i>Parsonsia aculeata</i>	MEDIUM DECIDUOUS	7	24" BOX
	AFRICAN SUMAC <i>Rhus adansoni</i>	MEDIUM EVERGREEN	2	24" BOX
	BUCKWHEAT ACACIA <i>Acacia senaria</i>	LARGE EVERGREEN	19	48" BOX
	WILSON OLIVE <i>Olea europaea 'Villorot'</i>	MEDIUM DECIDUOUS	17	24" BOX
	HOLLY OAK <i>Quercus laevis</i>	LARGE EVERGREEN	10	24" BOX
	CHINESE PISTACHE <i>Pistacia chinensis</i>	LARGE DECIDUOUS	4	24" BOX
	WILLOW PITTOSPORUM <i>Pittosporum phyllloides</i>	MEDIUM EVERGREEN	9	24" BOX
SYMBOL	SHRUBS	TYPE	QTY	SIZE
	TEXAS RANGER <i>Leucophyllum Frutescens</i>	MEDIUM DECIDUOUS	50	5 GAL
	FEATHERY CASSIA <i>Cassia attenuata</i>	MEDIUM DECIDUOUS	50	5 GAL
	FOUNTAIN GRASS <i>Pennisetum setosum</i>	MEDIUM DECIDUOUS	44	5 GAL
	PROSTRATE ROSEMARY <i>Prostratus Rosemary 'Parasol'</i>	MEDIUM DECIDUOUS	42	5 GAL
	MEXICAN BIRD OF PARADISE <i>Caesalpinia leucocarpa</i>	MEDIUM DECIDUOUS	12	5 GAL

- ### Landscape Notes
1. DECORATIVE GRANITE GROUND COVER 3"X4" SCREENED, CARPOCCINO GOLD, 2" DEPTH TYPE IN ALL PLANTERS.
 2. VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL TREES TO BE PLANTED WITHIN THE REQUIRED SETBACK ZONE.
 4. PROVIDE MEDIUM AGGREGATE LANDSCAPE ROCK.
 5. PROVIDE 1" DIA. 10' LONG TIE RODS TO SECURE TREES TO CONCRETE FOUNDATIONS.
 6. TREES ARE PERMITTED TO BE CLUSTERED.
 7. 2 SWALES TO BE INSTALLED IN LANDSCAPE BUFFER LOCATIONS.
 8. GREATER THAN IN-DEPTH.
 9. SHRUBS & GROUND COVER SHALL BE PLANTED TO COVER MORE THAN 50% OF THE REQUIRED SETBACK ZONE.
 10. TREES ARE TO BE PLANTED TO COVER MORE THAN 50% OF THE REQUIRED SETBACK ZONE.

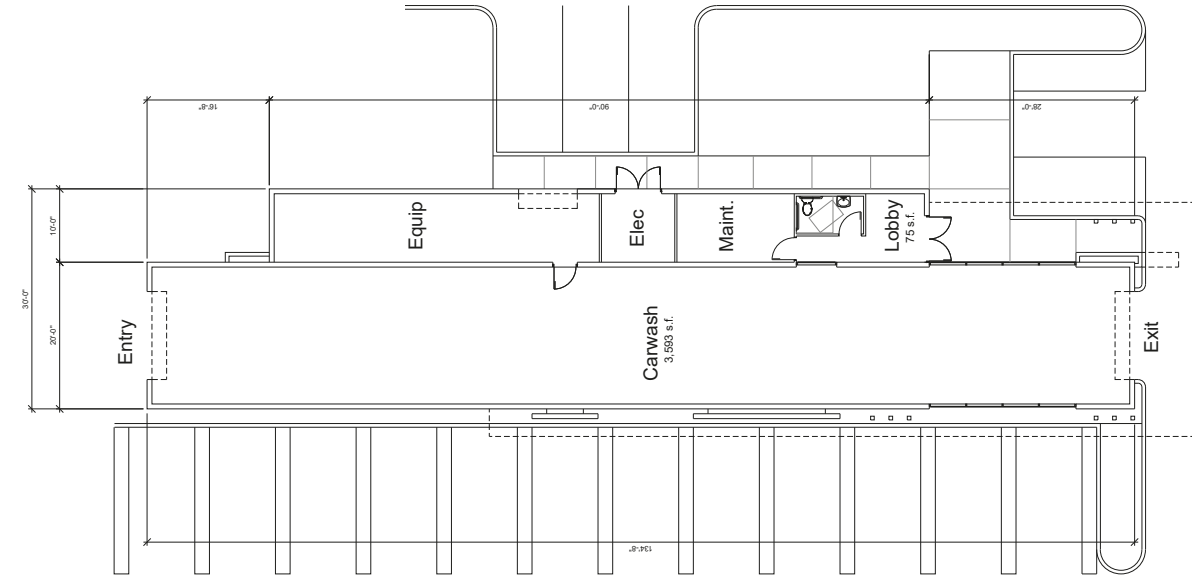
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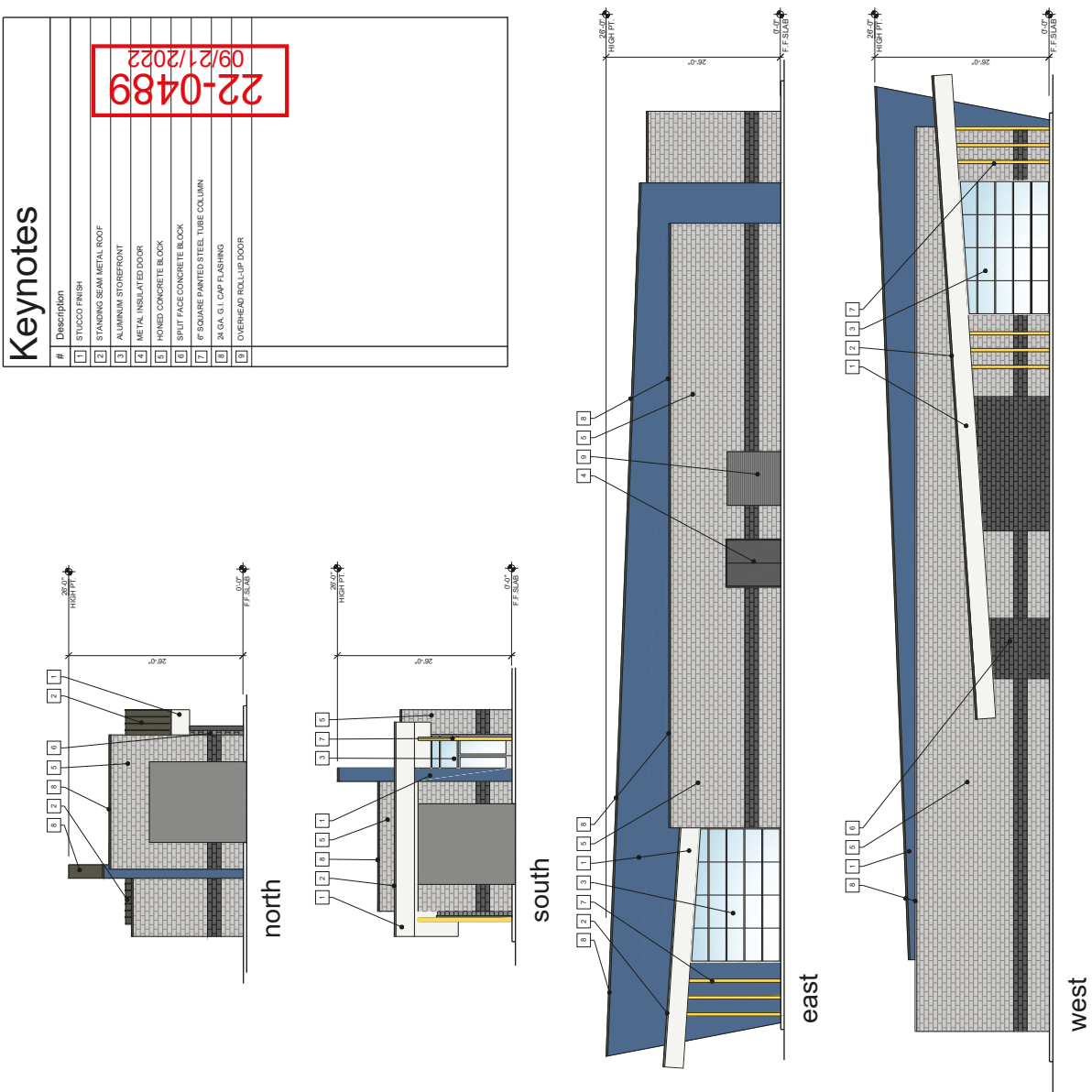
L1



1 Proposed Landscape Plan



2 Floor plan
Scale: 1/8" = 1'-0"

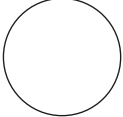


1 Proposed Exterior Elevations
Scale: 1/8" = 1'-0"

Keynotes

#	Description
1	STUCCO FINISH
2	STANDING SEAM METAL ROOF
3	ALUMINUM STOREFRONT
4	METAL INSULATED DOOR
5	HONED CONCRETE BLOCK
6	BRUT FACE CONCRETE BLOCK
7	# SQUARE PAINTED STEEL TUBE COLUMN
8	24 GA. G.I. CAP FLASHING
9	OVERHEAD ROLL-UP DOOR

22-0489
09/21/2022



John David Burke, Architect
3200 West Sahara Avenue
Suite 100
Las Vegas, NV 89102
Tel: 702.735.4883
Fax: 702.735.4884
www.jdbarchitect.com

REVISIONS

NO.	DESCRIPTION
1	

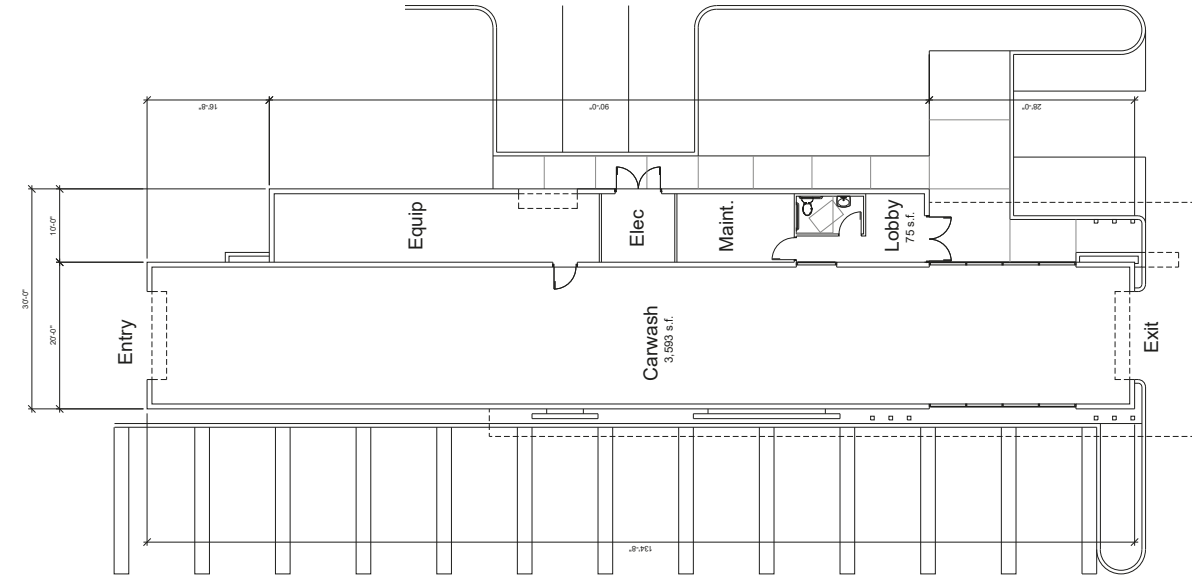


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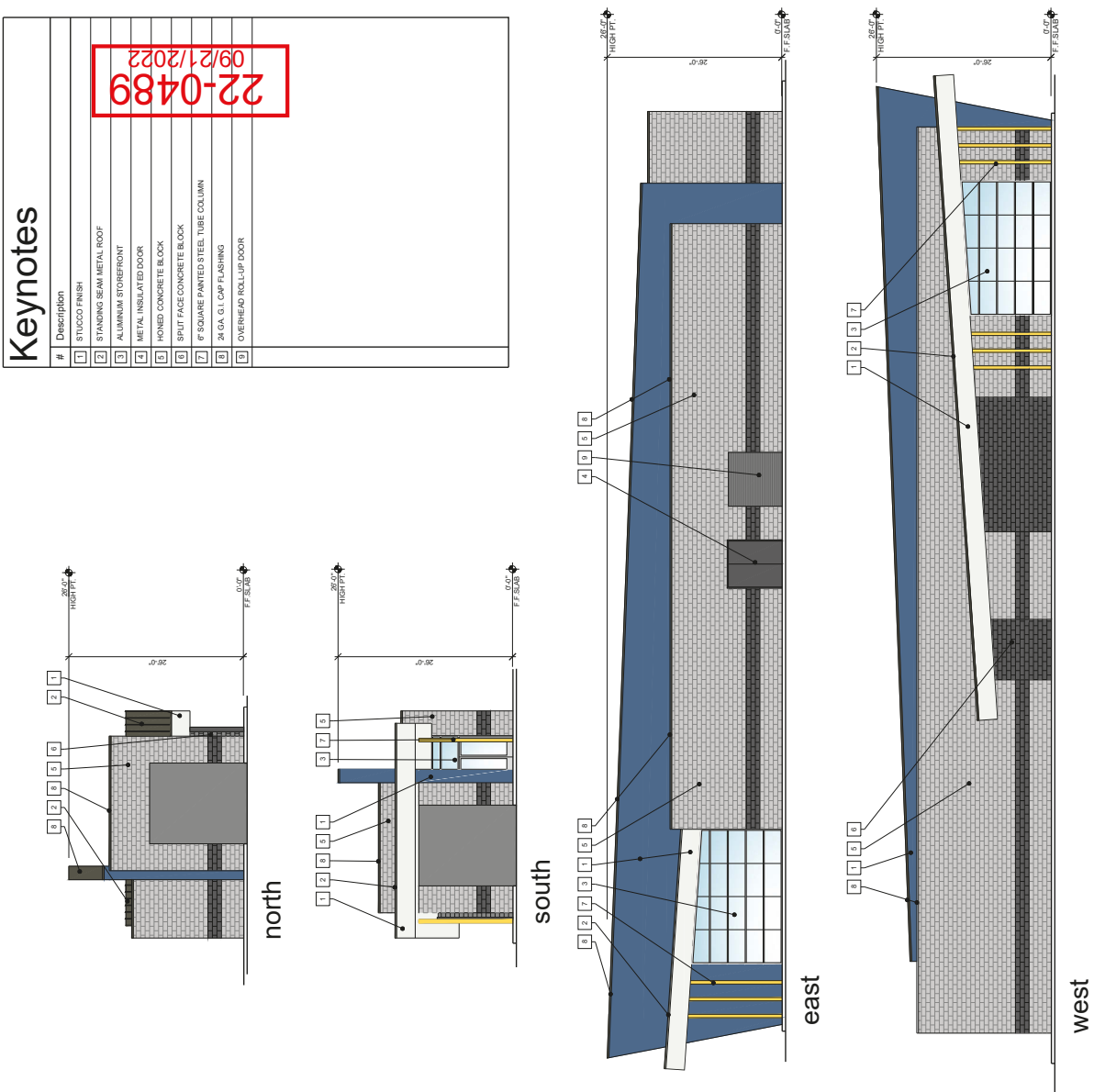
Carwash
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3200 West Sahara Avenue
City of Las Vegas
Nevada

date	8/20/2022
proj. no.	2022-12
drawn by	
chkd. by	

Sheet no.
A1



2 Floor plan
Scale: 1/8" = 1'-0"



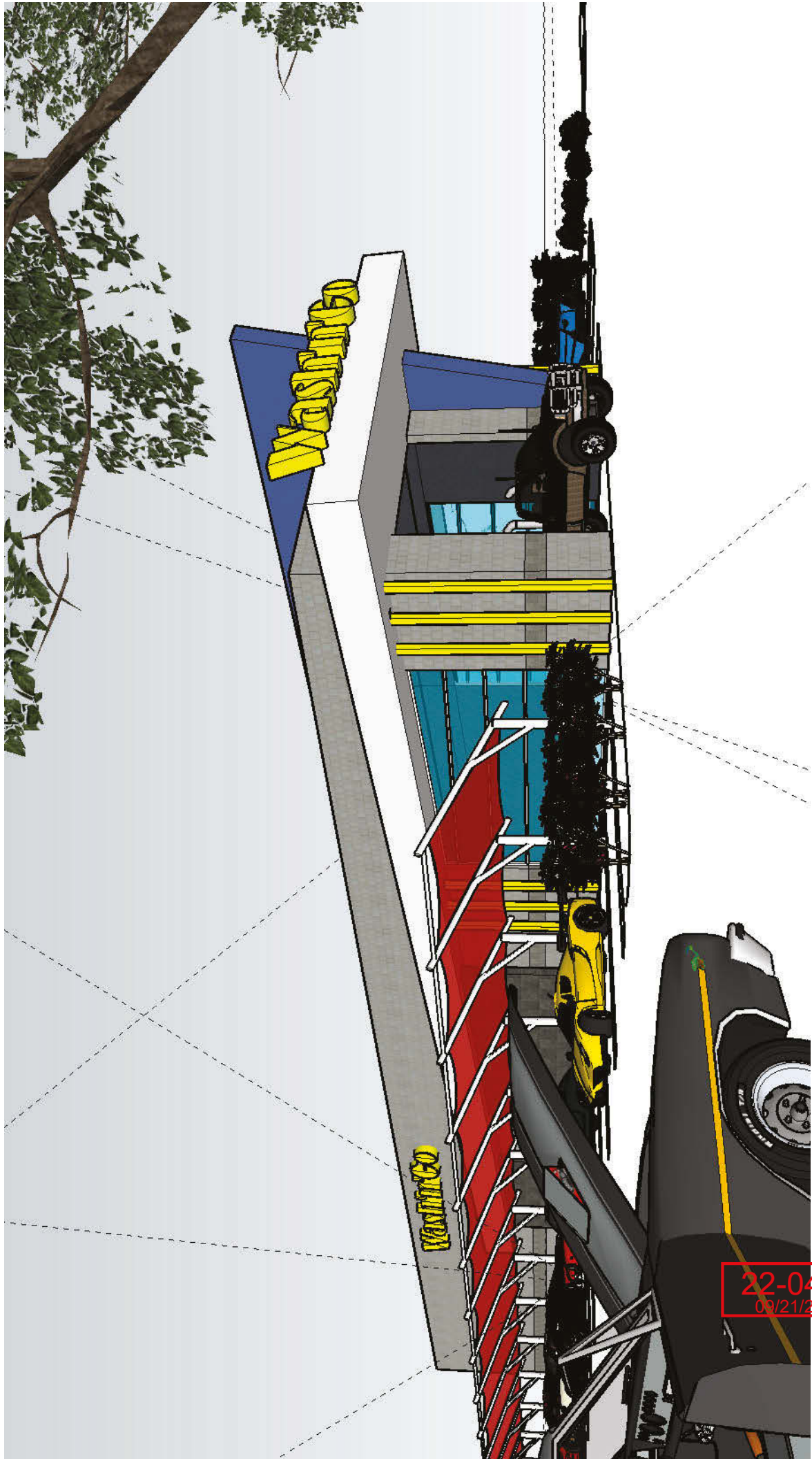
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