

September 21, 2022

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

**RE: Sahara Ave & Sixth Street
Justification Letter: Site Development Plan Review and Special Use Permit
for a proposed car wash (full service)**

Assessors' Parcel Numbers: 162-03-801-099

To Whom It May Concern:

On behalf of our client, Neil Capin Jr. we respectfully submit this application package for a (Site Development Plan Review) for a Special Use Permit 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 Sixth Street within a portion of an existing commercial center. The subject parcel is zoned C-1 and is on a total of 2.59 acres the proposed car wash is located in the southwest corner of the parcel. The existing restaurant building on the site will be demolished to accommodate the proposed car wash. Three existing driveways, two on Sixth Street and one on Sahara Avenue will remain to accommodate the proposed design of the car wash.

Project Description:

The proposed car wash is located on the southwestern portion of the site and is oriented in a north south direction. The car wash building/tunnel is located on a pad site on the southwestern corner of the shopping center. The covered vacuum spaces located on the west side of the building/tunnel and along Sixth Street with the carwash building/tunnel located east of the vacuums. The pay points are located on the north side of the car wash with 5 feet of landscaping around the stacking lanes and pay points. A total of 91 parking spaces including handicap accessible spaces are provided for the entire shopping center including the carwash. Please see Keynotes for the descriptions of the site information and elements. The building complies with the residential adjacency to the west and north.

Elevations:

The proposed car wash building/tunnel is one story and up to 26 feet high to the top of the pitched roof. The building materials consist of painted stucco finishes, honed concrete block, standing seam metal roofing and painted steel tube columns. The design accents include split face concrete block, angled roofing/awnings, and exterior walls, roll up doors, metal insulated doors and aluminum store front windows and doors.

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Floor Plans:

The car wash building/tunnel is 3,593 square feet and includes, the wash tunnel, equipment, maintenance, electrical, restroom, and a lobby.

Landscaping:

A 15 foot 6 inches wide landscape area is depicted along Sahara Avenue. A minimum 15 foot 2 inches up to a 30 foot wide landscape area is depicted along 6th Street. A five (5) foot wide landscape strip is provided along the north side of the building and the queuing lane. A five foot 6 inches wide landscape strip is provided along the east side of the queuing lane in the shopping center.

Special Use Permit and Site Development Plan Review:

Permit a Car Wash (full service).

Minimum Special Use Requirements

1. The hours of operation shall be limited to the period between 7:00 and 10:00 p.m.: *Complies*
2. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel: *Complies*
3. No retail sales of vehicles allowed: *Complies*
4. No repair or servicing of vehicles allowed: *Complies*
5. Use must not be located within 200 feet of a residential property.....: *Waiver requested to reduce separation*
6. Demonstrate use inoperable and inoperable after hours: *Complies*
7. Vacuums bays are permitted as part of the use if their operation is in compliance with the other minimum Special Use Requirements for this use. *Waiver requested to reduce separation*
8. An attendant must be on the premises during all times the equipment is operational: *Complies*
9. Each stall shall have a stacking lane that accommodates at least 2 cars: *Complies, Stalls accommodates more than 2 cars.*

Waiver of Standards:

1. Allow the car wash building to be setback from the corner of the shopping center where required to be oriented to the corner.

Justification:

The building is setback from the corner but is still close enough to corner to comply with the requirement. The building location maintains the existing driveways onto the site especially the two on 6th street. Eliminating these two driveways on 6th street will impact ingress and egress into the entire shopping, impact on-site circulation and the queuing of vehicles on the site. Additionally, this will place the building and the vacuums closer to the residential uses to the west which will more negatively impact the adjacent area. The proposed location allows additional landscaping along the street frontages especially 6th street and mitigate impacts to the residential use.

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2. Reduce separation from the car wash to the residential use to the west to (carwash building 132 where 200 feet separation is required.

Justification:

This request will not impact the residential use to the west because the of the existing approximately 56 to 60 foot wide street and the more than 15 feet of landscaping that buffers and screens the car wash from the residences to the west. The use is appropriate and a compatible use for the area and a redevelopment of the site. The existing building on the site is vacant, therefore, this project will upgrade the site, area, provide security and safety in the area. This is evidenced by the comments provided by the residents in the area with the canvassing conducted prior to the submittal of the application.

We appreciate your review and positive recommendation of this application for the project.

Please contact me at 702-598-1409 if you have any questions or need additional information.

Sincerely,
BROWN, BROWN & PREMSRIRUT



Cassandra Worrell
Land Use and Development Coordinator

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