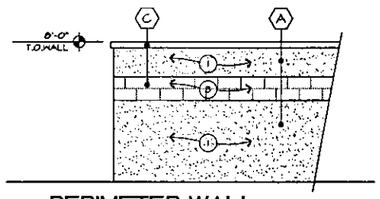
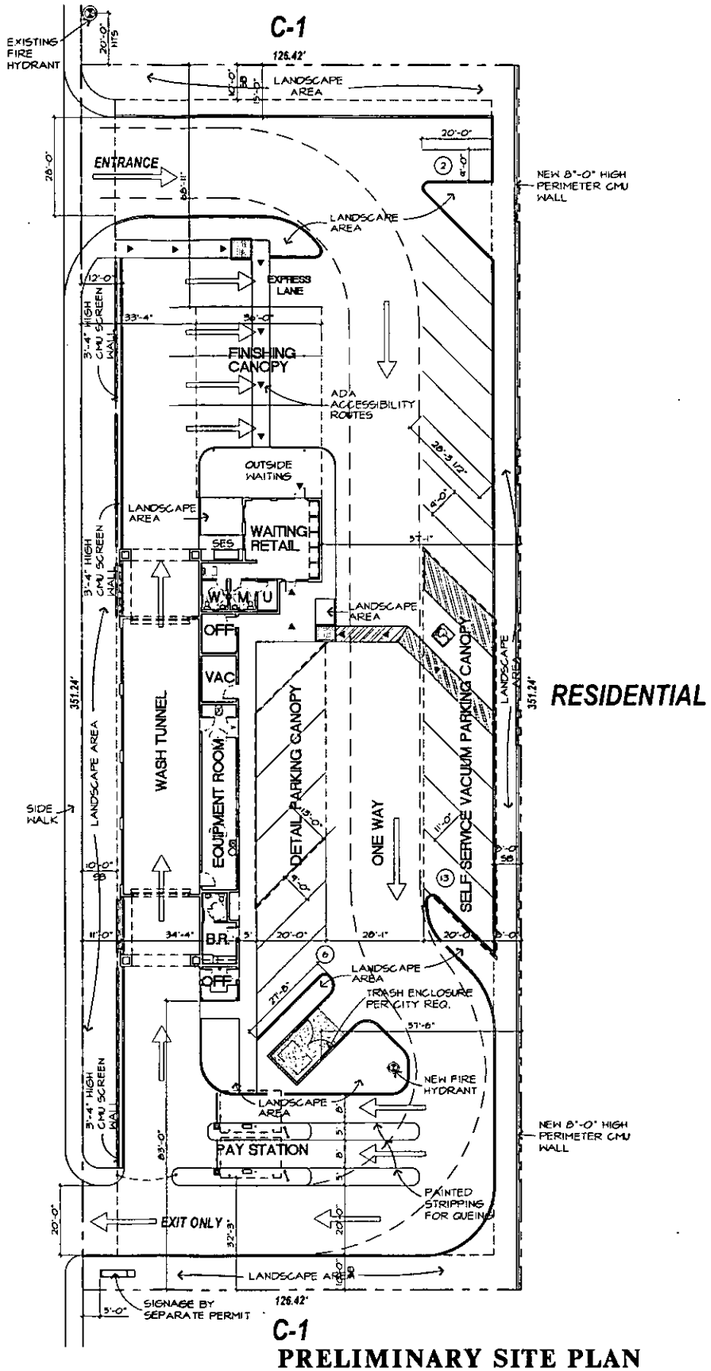


PERIMETER WALL

MARTIN LUTHER KING BLVD.

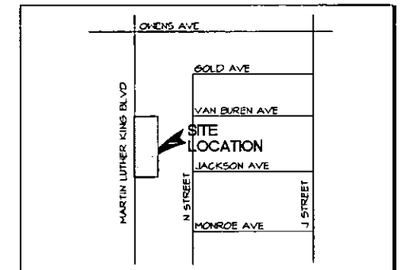


C-1

PRELIMINARY SITE PLAN

SCALE: 1"= 20'-0"

NORTH



VICINITY MAP

NORTH
N.T.S.

PROJECT DATA:

ADDRESS:	1326 N. Martin Luther King Blvd. Las Vegas, Nevada
OWNER / APPLICANT:	Trandy Hester 4401 Sparking Sky Ave. Las Vegas, Nevada 89130
ARCHITECT/ REPRESENTATIVE:	JOHN REDDELL ARCHITECTS 7524 E. ANGUS DR. SUITE 1 SCOTTSDALE, AZ 85251 P 480 946-0242 F 480 946-0182
BOOK:	T20S R61E SEC 28
MAP:	NONE4
APN:	139-28-501-005
ZONING:	C-1
CONSTRUCTION TYPE:	V-B
SITE AREA:	
NET:	38,332 S.F.(.88 AC)
BUILDING USE:	FULL SERVICE CARWASH W/ FLEX SERVE
GROUP "B" OCCUPANCY	
BUILDING AREA:	
CONDITIONED SPACE:	
OFFICE, RESTROOMS	1,308 SQ. FT.
WASH TUNNEL	1,842 SQ. FT.
EQUIPMENT ROOM	620 SQ. FT.
VACUUM RM	215 SQ. FT.
BUILDING AREA:	3,985 SQ. FT.
TOTAL CANOPY AREA:	4,008 SQ. FT.
TOTAL S.F.:	7,978 SQ. FT.

OCC. LOAD:

OFFICE, RESTROOMS	1,308 S.F. / 100 =	13.07 OCC.
WASH TUNNEL	2,267 S.F. /300 =	1.55 OCC.
EQUIPMENT ROOM	620 S.F. / 300 =	2.06 OCC
TOTAL OCCUPANTS.		22.68 OR 23 OCCUPANTS

LOT COVERAGE 20.8%

PARKING REQUIRED

PARKING SPACE	3985 S.F. / 150 = 26.5 OR 27 SP
STACKING	6 SP

PARKING SPACE COUNT:

20 REGULAR + 0 COMPACT + 1 HANDICAP = 21 SP. TOTAL

STACKING	6 SP

PARKING VARIANCE REQUEST FOR 6 SPACES

NOTE:

A. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE PERMIT.

B. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW

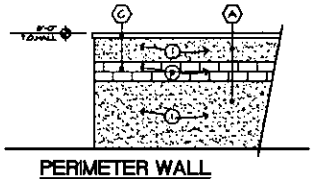
VAR-43359 SUP-43358
SDR-43360 REVISED

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

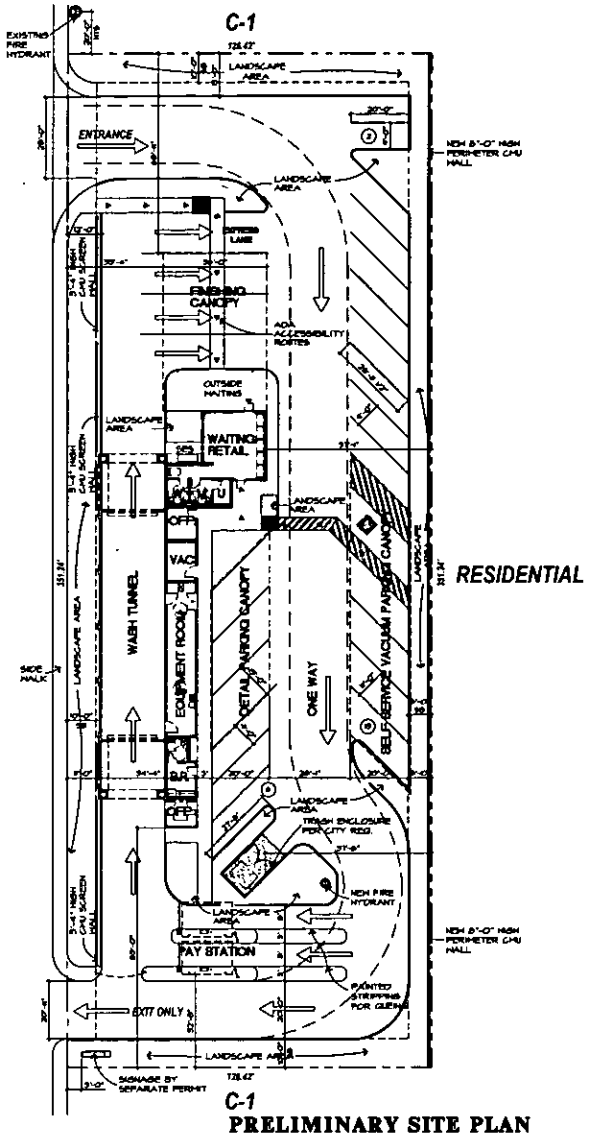
John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11
Revisions:

A

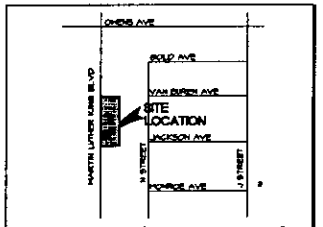


PERIMETER WALL



PRELIMINARY SITE PLAN

SCALE: 1"= 20'-0"



VICINITY MAP

PROJECT DATA:

ADDRESS: 1326 N. Martin Luther King Blvd. Las Vegas, Nevada

OWNER / APPLICANT: Trinity Investor 4901 Sporting Way Ave. Las Vegas, Nevada 89180

ARCHITECT / REPRESENTATIVE: JOHN REDDELL ARCHITECTS 7524 E. ANGUS DR. SUITE 1 SCOTTSDALE, AZ 85251 P 480 946-0242 F 480 946-0182

BOOK: 1205 PAGE SEC. 29
MAP: 10464
APN: 01-29-301-003
ZONING: C-1
CONSTRUCTION TYPE: V-B
SITE AREA:
NET: 58,352 S.F. (1.86 AC)
BUILDING USE: FULL SERVICE CARWASH W/ FLEX SERVE
GROUP "B" OCCUPANCY
BUILDING AREA:
CONDITIONED SPACE:

OFFICE, RESTROOMS	1,308 SQ. FT.
WASH TUNNEL	1,842 SQ. FT.
EQUIPMENT ROOM	620 SQ. FT.
VACUUM RM	213 SQ. FT.
BUILDING AREA:	3,983 SQ. FT.
TOTAL CANOPY AREA:	4,008 SQ. FT.
TOTAL S.F.:	7,991 SQ. FT.

OCC. LOAD:

OFFICE, RESTROOMS	1,308 S.F. / 100 =	13.07 OCC.
WASH TUNNEL	2,287 S.F. /900 =	1.55 OCC.
EQUIPMENT ROOM	620 S.F. / 300 =	2.08 OCC.
TOTAL OCCUPANTS:		22.66 OR 23 OCCUPANTS

LOT COVERAGE: 20.8%

PARKING REQUIRED
PARKING SPACE: 3983 S.F. / 150 = 26.5 OR 27 SP
STACKING: 6 SP
PARKING SPACE COUNT:
30 REGULAR + 0 COMPACT + 1 HANDICAP = 31 SP. TOTAL
STACKING: 6 SP
PARKING VARIANCE REQUEST FOR 6 SPACES

NOTE:
A. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE PERMIT.
B. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED

NORTH

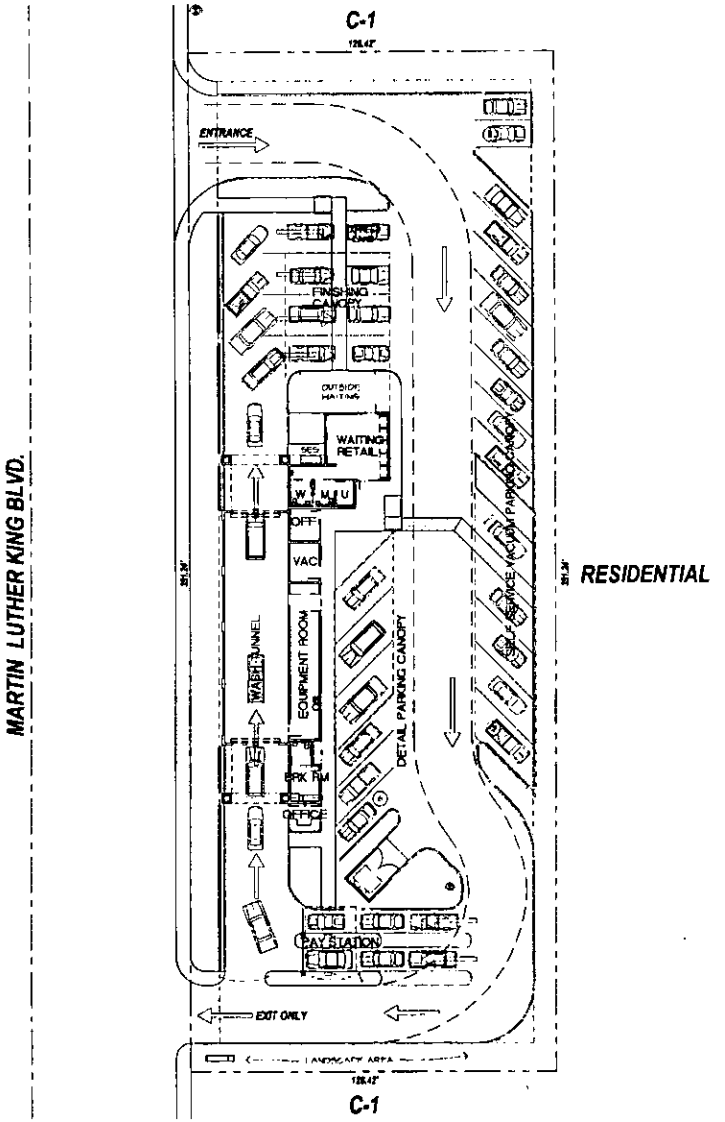
BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnoreddellarchitects.com

Date 9/21/11
Revisions

A

VAR-43359 SUP-43358
SDR-43360 REVISED



VECHILCE CIRCULATION AND PARKING STUDY

SCALE: 1"= 20'-0"

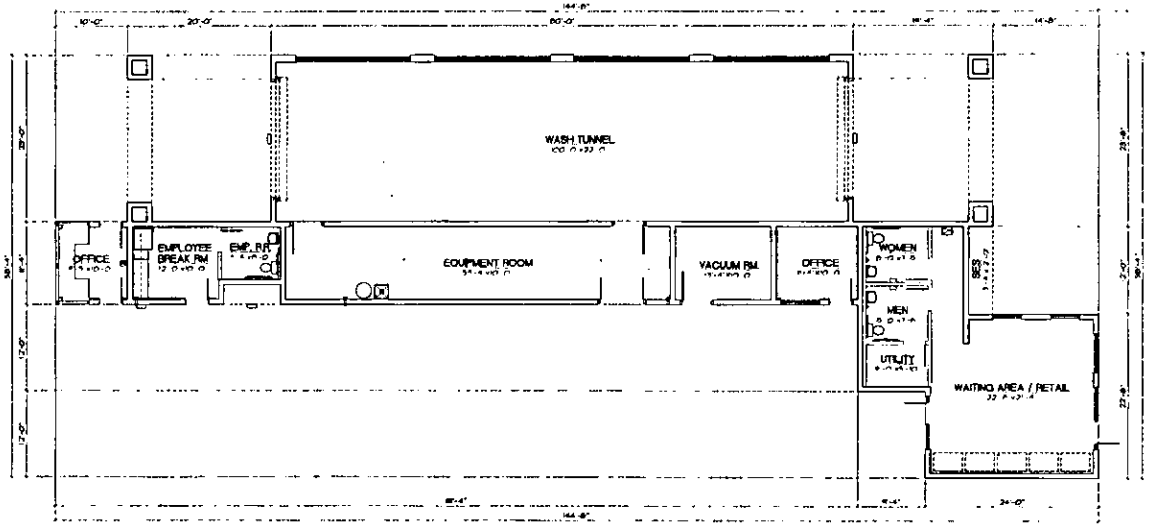
NORTH

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/23/11
Revisions:

VAR-43359
SUP-43358
SDR-43360



FLOOR PLAN

NORTH

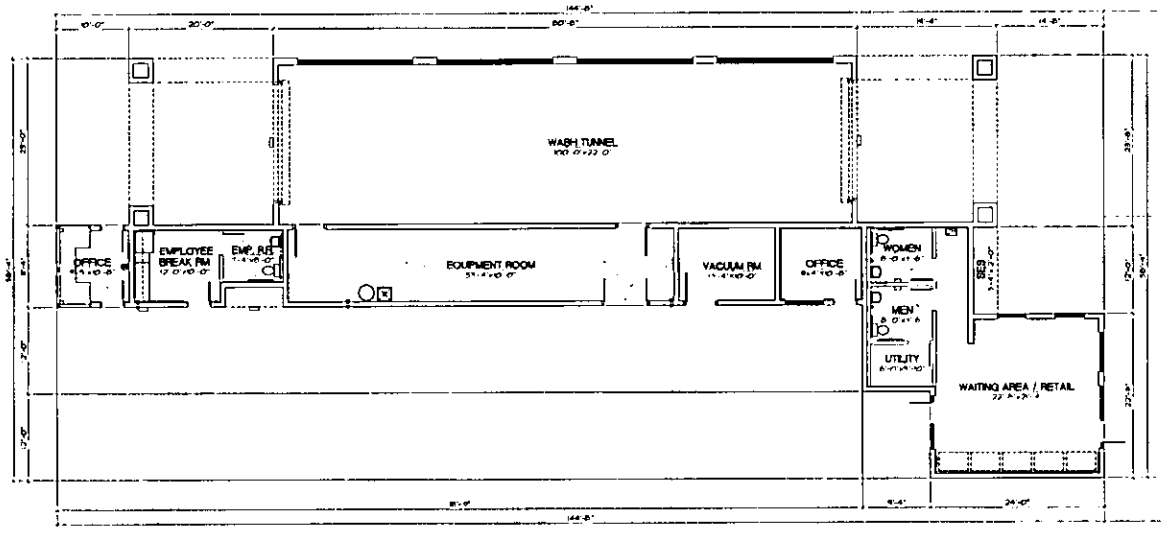
1/8" = 1'-0"

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: 9/21/11
Revisions:

VAR-43359
SUP-43358
SDR-43360



FLOOR PLAN — NORTH —

1/8" = 1'-0"

BUST'N SUDS Carwash
1326 N. Martin Luther King Blvd
Las Vegas, Nevada

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnoreddellarchitects.com

Date: 9/21/11
Revisions:

B

VAR-43359
SUP-43358
SDR-43360

April 19, 2012

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: VAR-43359 – VARIANCE
CITY COUNCIL MEETING OF APRIL 18, 2012
RELATED TO SUP-43358 AND SDR-43360

Dear Ms. Mazza:

The City Council at a regular meeting held April 18, 2012, APPROVED the request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the approved conditions for Special Use Permit (SUP-43358) and Site Development Plan Review (SDR-43360).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

March 22, 2012

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: VAR-43359 – VARIANCE
CITY COUNCIL MEETING OF MARCH 21, 2012
RELATED TO SUP-43358 AND SDR-43360

Dear Ms. Mazza:

The City Council at a regular meeting held March 21, 2012, HELD IN ABEYANCE the request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the April 18, 2012 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

January 19, 2012

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: VAR-43359 – VARIANCE
CITY COUNCIL MEETING OF JANUARY 18, 2012
RELATED TO SUP-43358 AND SDR-43360

Dear Ms. Mazza:

The City Council at a regular meeting held January 18, 2012, HELD IN ABEYANCE the request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the March 21, 2012 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

John Reddell Architects, Inc.

Architecture Interiors Land Planning

January 10, 2012

City of Las Vegas
Office of the City Clerk
400 Stewart Avenue
Las Vegas, NV 89101

Re: Bustin' Suds Car Wash

VAR-43359
SUP-43358
SDR-43360

To whom it may concern,

We request an abeyance of the application (VAR-43359, SUP-43358, SDR-43360) to the March 21, 2012 City Council Hearing from the January 18, 2012 City Council Hearing. We request this abeyance for time to have additional neighborhood outreach, including neighborhood meetings as to resolve any underlying concerns and subsequent staff meetings to review resolve design issues discussed with the neighbors prior to our City Council meeting.

Thank you for your time and consideration of our request and if you have any questions please do not hesitate to call myself at (480)946-0242.or Trandy Hester (Bustn' Suds Car Wash developer/applicant) at (702)860-1201.

Sincerely,

John Reddell
John Reddell Architects, Inc.

RECEIVED

JAN 11 2012

7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85251
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

December 14, 2011

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: ABEYANCE - VAR-43359 - VARIANCE RELATED TO SUP-43358 AND SDR-43360
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

Dear Ms. Mazza:

Your request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 13, 2011.

The Planning Commission voted to recommend ***DENIAL*** of your request because it determined that the proposed use would not be compatible with the adjacent land uses.

This item will be considered by the City Council on ***January 18, 2012***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

December 1, 2011

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: ABEYANCE - VAR-43359 - VARIANCE RELATED TO SUP-43358 AND SDR-43360
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

Dear Ms. Mazza:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on ***December 13, 2011*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Wednesday, December 7, 2011*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

November 9, 2011

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: VAR-43359 - VARIANCE RELATED TO SUP-43358 AND SDR-43360 PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011

Dear Ms. Mazza:

Your request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 8, 2011.

The Planning Commission voted to hold this item in ***ABEYANCE*** in an effort to provide the applicant with an opportunity to hold a neighborhood meeting.

This item is scheduled to be heard again at the ***December 13, 2011*** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Doug Rankin, AICP
Planning Manager
Case & Public Planning Division

DR:clb

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

October 26, 2011

Ms. Gina Mazza
JEM Holdings, LLC
116 Rivington Avenue
Staten Island, New York 10314

RE: VAR-43359 - VARIANCE RELATED TO SUP-43358 AND SDR-43360
PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011

Dear Ms. Mazza:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on ***November 8, 2011*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Wednesday, November 2, 2011*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Trandy Hester
Bustin' Suds Car Wash
4901 Sparkling Sky Avenue
Las Vegas, Nevada 89130

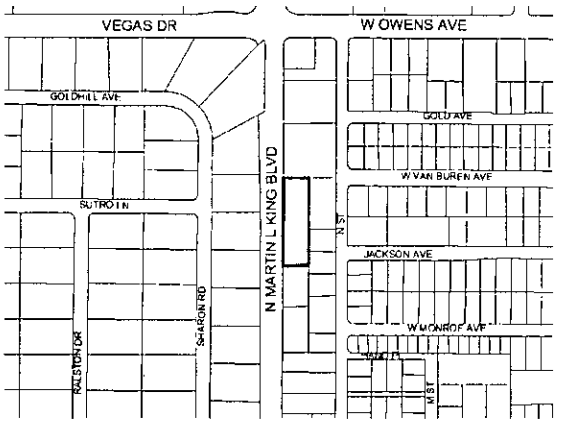
Mr. John Reddell
John Reddell Architects
7524 East Angus Drive, Suite #1
Scottsdale, Arizona 85251

Application Information

VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***November 08, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

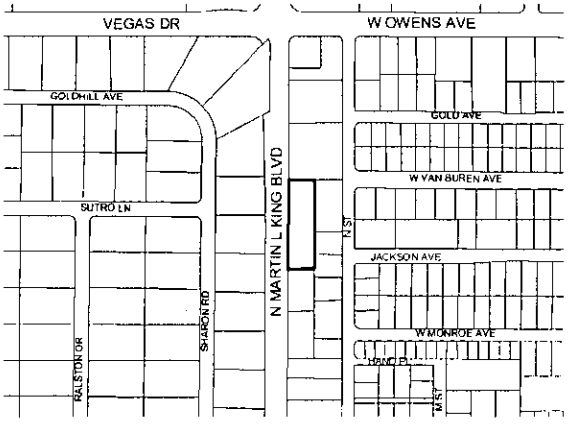
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings 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 further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Application Information

VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).

Application Location



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

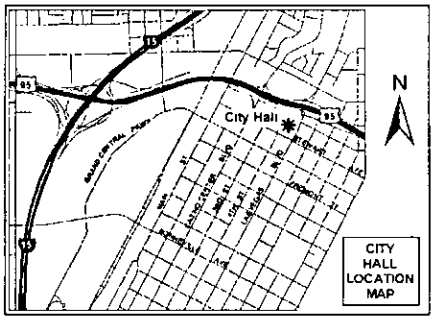
Public Hearing Information

Meeting:	Planning Commission
Date:	***November 08, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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 Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings 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 further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

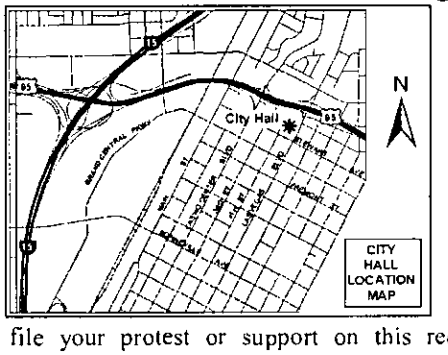
Please use available blank space on card for your comments.

VAR-43359 & SUP-43358

Planning Commission Meeting of 11/8/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-43359 & SUP-43358

Planning Commission Meeting of 11/8/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: October 5, 2011
Re: **VAR-43359** Bustn' Suds Carwash 1326 Martin L. King Blvd.
Request for a Variance for parking

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 21 parking spaces where 27 spaces are the minimum allowed for a proposed car wash located at 1326 Martin L. King Boulevard.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: November 11, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

VAR-43359

Aida Brents Resident Council

Berkley Square NA

Bonanza Park HOA

Bonanza Village NA

Desert Garden HOA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Marble Manor Annex Resident Council

Rancho Manor NA

Rancho Oakey NA

Sherman Gardens Annex and Villa Capri Resident Council

Vegas Heights NA

Whispering Timbers HOA

WLV-NAA1

WLV-NAA2

WLV-NAA4

WLV-NAA6

WLV-NAA7

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	VAR-43359 SUP-43358 SDR-43360

HAND DELIVERED

*DEVELDPMENT COORDINATION **(DPW)**	RDGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	ALBERT SUNG	DSC - 8th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TEFO **(DPW)**	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	DSC - 9th Floor
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	**100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)**
CLARK COUNTY (IT) **(NO PLANS)**	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th FLOOR
NELLIS AFB **(NO PLANS)**	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TD ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>*

SDPR
09/22/2011

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC *- For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).*

SUP-43358 - SPECIAL USE PERMIT RELATED TO VAR-43359 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC *- For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).*

SDR-43360 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH - OWNER: JGM HOLDINGS, LLC *- For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).*

PLANNING COMMISSION: ***NOVEMBER 8, 2011***
CITY COUNCIL: ***DECEMBER 7, 2011***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***OCTOBER 7, 2011***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to ***Carman Burney (cburney@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

A/P # 43359 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/22/2011 14:18	983052	**Temp COO**		
Approved			**COO issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-43359 - VARIANCE - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH/OWNER: JGM HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW TWENTY-ONE PARKING SPACES WHERE TWENTY-SEVEN PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin Luther King Boulevard, (APN 139-28-501-005), C-1 (Limited Commercial) Zone , Ward 5 (Barlow).

Parent A/P #
Project # 43359 **Project/Phase Name** BUSTN' SUDS CARWASH **Phase #**
Size/Area 0.88 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13928501005

Location

Owner/Tenant

Contact ID AC1901245 **Name** J G M HOLDINGS L L C
Mailing Address 116 RIVINGTON AVE **Organization** % G MAZZA
City STATEN ISLAND **State/Province** NY
ZIP/PC 10314-3733 **Country** ☐ **Foreign**
Day Phone **Evening Phone**
Fax **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1326 N MARTIN L KING BLVD
LAS VEGAS, 89106-

A/P Addresses

No Dther Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928501005

Applicant /Contacts

Primary N **Capacity** OTHER **Other** APPL **Contact ID** AC1937270 ☐ **Foreign**
Effective **Expire**
Name BUSTIN SUDS CAR WASH
Day Phone (702)860-1201 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 4901 SPARKLING SKY AVE
LAS VEGAS, NV 89130
Seasonal Addr

Valid From **To**
Comments trandy hester

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcript
Orientation Attended					

There are no items in this list

Primary N **Capacity** OWNER **Contact ID** AC1901245 ☐ **Foreign**
Effective **Expire**
Name J G M HOLDINGS L L C
Day Phone **Eve Phone** **Organization** % G MAZZA
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 116 RIVINGTON AVE

STATEN ISLAND, NY 10314-3733
Seasonal Addr

Valid From **To**
Comments No Comments

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0

Expiratation Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts	Orientation Attended

There are no items in this list

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1937271 ☐ **Foreign**
Effective **Expire**
Name JOHN REDDELL ARCHITECTS
Day Phone (480)946-0242 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (480)946-0182 **Mobile** **Profession**
E-Mail
Address 7524 E ANGUS DRIVE #1
SCOTTSDALE, AZ 85251
Seasonal Addr

Valid From **To**
Comments john reddell

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0

Expiratation Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts	Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE ($500.00)	Paid
PROCESSING FEE ($300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION ($30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Dpen Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	
TEFO	
SID	
ROW	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date		Amount
NOTIFICATION & ADVERTISING FEE	P	09/22/2011 14:26		500.00
RECORDING OF NOTICE OF ZONING ACTIDN	P	09/22/2011 14:26		30.00
PROCESSING FEE	P	09/22/2011 14:26		300.00
	Total Unpaid	0.00	**Total Paid**	830.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Rom... by
464722	NEIGH P&S	1	Incomplete	☐	09/22/2011 16:08			
464723	B&S PLAN	1	Incomplete	☐	09/22/2011 16:08			

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comm By
464724	LAND DEV	1	Incomplete	☐	09/22/2011 16:08			
464725	FLOOD	1	Incomplete	☐	09/22/2011 16:08			
464726	SEWER	1	Incomplete	☐	09/22/2011 16:08			
464727	TRAFFIC	1	Incomplete	☐	09/22/2011 16:08			
464728	SURVEY	1	Incomplete	☐	09/22/2011 16:08			
464729	TEFO	1	Incomplete	☐	09/22/2011 16:08			
464730	SID	1	Incomplete	☐	09/22/2011 16:08			
464731	RDW	1	Incomplete	☐	09/22/2011 16:08			
464732	FIRE ENG	1	Incomplete	☐	09/22/2011 16:08			
464733	ENGDESIGN	1	Incomplete	☐	09/22/2011 16:08			
464721	DEVCO	1	Incomplete	☐	09/22/2011 16:08			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) **Modified By** FSOLIS **Modified Date/Time** 09/22/2011 14:18

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y **Pre-Application Conference Checklist**
- Y **Application/Petition Form**
- Y **Deed and Legal Description**
- Y **Justification Letter**
- Y **Statement of Financial Interest**
- Y **Site Plan (6 Folded Blue Lines, 1 Rolled Color)**
- Y **Building Elevations (1 Folded, 1 Rolled Color)**
- Y **Floor Plan (1 Folded, 1Rolled)**
- Y **Laser Print Site Plan**
- Y **Laser Print Floor Plan**
- Y **Laser Print Elevation**

- Y **Business Licensing Requirements Met**
- N **Business License Exempt**

Check Conditions

Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL	N			983052	09/22/2011 14:18	

Check Conditions

Condition	Approval Supervisor Required	Approved By	Approved Date	Applied By	Applied Date	Satisfied
		Comments				

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

VARIANCE

N **Parent Project link required?**

Y **Will this go to the City Council?**

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
11/08/2011	PC	SCHEDULED	0	0	0
FSOLIS	09/22/2011				

Template Type	A/P #	A/P Type	Status	Stage

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments

No Employee Entries

Log

Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# TRANDY HESTER; CK#454; 702.860.1201; (PROJ. 43358-60)	984728	09/22/2011 14:29		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED applicant to submit 2 additional SOFI's on Monday. ok per Steve s. Copies have been provided in the interim.		09/22/2011 14:18	09/22/2011 14:18	0.00

No Model Home Details

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARKING VARIANCE

Project Address (Location) 1326 N. MARTIN LUTHER KING BLVD.

Project Name BUST'N SUDS CARWASH Proposed Use FULL SERVICE C.W.

Assessor's Parcel #(s) 139-28-501-005 Ward # _____

General Plan: existing C proposed NO CHANGE Zoning: existing C-1 proposed NO CHANGE

Commercial Square Footage BUILDING 3985 SF CANOPIES 9008 S.F Floor Area Ratio 20.8%

Gross Acres .88 AC Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER SM HOLDINGS LLC Contact GINA MAZZA
Address 116 RIVINGTON AVE Phone: (917) 250 4978 Fax: NONE
City STATEN ISLAND State NY Zip 10314
E-mail Address GMAZZA804@AOL.COM

APPLICANT BUSTN'SUDS CARWASH Contact TRANDY HESTER
Address 4901 SPARKLING SKY AVENUE Phone: 702-860-1201 Fax: _____
City LAS VEGAS State NEVADA Zip 89130
E-mail Address TRANDYH357@GMAIL.COM

REPRESENTATIVE JOHN REDDELL ARCH. Contact JOHN REDDELL
Address 7524 E. ANGUS DRIVE #1 Phone: 480-946-0242 Fax: 480-946-0182
City SCOTTSDALE State AZ Zip 85251
E-mail Address JOHN@REDDELLARCHITECTS.COM

Property Owner Signature* _____
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps
Print Name JEFFREY ANDERSON

Subscribed and sworn before me
This 22nd day of September 2011
Lisa Starr Porter
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA STARR PORTER
Appt. No. 04-88607-1
My Appt. Expires Feb. 28, 2012

FOR DEPARTMENT USE ONLY

Case #	VAR-43359
Meeting Date:	BB 11-8-11
Total Fee:	$3200
Date Accepted:	9.22.11
Accepted By:	F.S.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-43359** APN: 139-28-501-005

Name of Property Owner: JGM Holdings LLC, Gina Mazza

Name of Applicant: Trandy Hester

Name of Representative: John Reddell Arch

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): _____

APN: _____

RECEIVED
SEP 22 2011
City of Las Vegas
Department of Planning

Signature of Property Owner: Trandy Hester

Print Name: Trandy Hester

Subscribed and sworn before me

This 21 day of September, 2011

Notary Public in and for said County and State

MEGAN GUIDRY
Notary Public State of Nevada
No. 10-2664-1
My Appt. Exp. August 12, 2014

John Reddell Architects, Inc.

Architecture Interiors Land Planning

September 21, 2011

Justification Letter

Bustin' Suds Car Wash
1326 N. Martin Luther King Blvd.

We are requesting Special Use Permit (required for car wash in C1 zoning), Site Development Review and a Variance for parking for a full service carwash with flex serve (flex serve is the ability to get an exterior car wash and self finish your own vehicle for a reduce rate).

The project is located south of the southeast corner of Owens Avenue and Martin Luther King Blvd. on a vacant C1 property. The proposed project is a full service car wash with flex service, this allows a customer the option to have the standard full service or an exterior only car wash with the option to self vacuum their own vehicle. The project consist of a pay canopy, a main building that houses the wash tunnel, equipment room, restrooms, offices, and waiting area, and a separate structure for a finishing canopy and covered parking areas for self vacuum. The car wash will require from 5 to 15 employees depending on the day of the week and time of the day. The site consists of 0.88 acres that is rectangular in shape that runs north / south along Martin Luther King Blvd. with pedestrian sidewalk connecting the parcels on the south and north. The building is sited along Martin Luther King Blvd. as to allow for the interior vehicle circulation to move thru the site on the east with minimum cross traffic circulation, the entrance to the site is on the north end of the property with vehicles circulating thru the site in a clockwise direction. The vehicles turn south to the queing lanes and those customers using the express process can vacuum their vehicles prior or after the wash process which we have provided an exit only at the south end which will allow vehicles that vacuum after the wash process to exit. To enter the auto wash you proceed to the south thru the automated pay stations and turn north thru the tunnel, the customer exiting the tunnel turns right to the finishing canopy for the full service or the express lane to exit the site.

We are requesting approval of site plan thru Site Development Review. The car wash development is along a major street (Martin Luther King Blvd.) between two other C1 Commercial sites that are vacant at this time and its is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and buffer Standards, and other duly-adapted city plans, policies and standards. The site access is in mid block with a median is the center of Martin Luther King and are a substantial distance from the major driveways to residential properties as not to have a negative impact on the adjacent properties and roadway. The building and landscape are so designed as to be durable and appropiate for the area with the elevations being asthetically pleasing while site designed to be considerate of the residential to the east. We have used earth tones as to blend with the surroundings and kept the heights down to be comfortable with the scale of the project. With our site layout and building design (explained in detail below in the Use Permit) we have taken in the considerations of the neighbors the operation of the business as not to impact in a negative way and with our hours of operations (explained below in the Use Permit) to be closed during the proper time with residential adjacent.

We are requesting a Special Use Permit for the car wash use in a C1 zoning. The structure will be constructed of a combination of exposed architectural masonry units with the pay station and finishing canopies being steel frame with shade screen. The orientation of the detail and self vacuum face inward to the site and screened from street view by the building structure. The site layout also removes the building away from the residential on the east and puts it along the west adjacent to Martin Luther King Blvd. to remove the operational noises and which also screens traffic noise to the residential. The equipment is all housed within building structure including the vacuum equipment and the air dryers are within the tunnel, this eliminates any sound transmission to the residential neighbors to the east and commercial properties to the north and south. Operational hours consist of summer hours from 7:00 am to 7:00 pm and winter hours reduced to 8:00 am to 6:00 pm. and at all times of operation the business has employees monitoring the site for cleanliness, debris and control of noise from any vehicle. The access to the site is located in the middle of the block with plenty of clear visibility for cars and

7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85254
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com

pedestrians at the entrance and exit for the site. Our traffic counts will be on the lower end of the numbers for our C1 zoning with approximate trip generations of average 250 to 300 cars a day, this would represent a significant less count than fast food, bank or restaurant. The approval of our Special Use Permit will not have adverse affect with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

We are requesting the approval of a parking Variance of 6 spaces from the required number of 27 per CLV zoning ordinance. The requirement is based upon a square foot of gross building, which does not accurately represent the use of the car wash, the customers do not park their vehicle in a parking space and enter the building. The customer stays in their vehicle thru the pay station into the carwash tunnel at which if they selected the full service they pull under the finishing canopy and they exit the vehicle and go to the waiting area inside or on the outside patio until their vehicle is vacuumed and finished. Their vehicle is never parked in a designated parking space rather they are under the finishing canopy. Those customers that decided upon the exterior car wash have the option of pulling into a covered parking stall to vacuum (that is usually 20% of the exterior wash customers) or they exit the site. We have also made the covered vacuum parking stalls wider than the city standard and that is for the ability of the customer to have their doors in the open position while they vacuum and not have any interference with the vehicle in the adjacent space, this has reduced a few more spaces because of the additional distance of width, but the space is necessary for the customers convenience. We have also included a site plan that shows vehicles circulating thru the car wash facility with them being in all different phases of the process (not in the drive lane) and that number is (45) which exceeds the requirements of the ordinance (27). This approval will allow the owner to operate the business without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent of and purpose of any ordinance or resolution.

Trandy Hester – Owner / Applicant
Bust'n Suds Car Wash

VAR-43359
SUP-43358
SDR-43360

Prudential
Americana Group, REALTORS®

CONSENT TO ACT

This form does not constitute a contract for services nor an agreement to pay compensation.

DESCRIPTION OF TRANSACTION: The real estate transaction is the [X] sale and purchase *or* [ ] ~~lease~~ of
Property Address: 1326 N. Martin Luther King Blvd
Las Vegas, Nv 89106

In Nevada, a real estate licensee may act for more than one party in a real estate transaction; however, before the licensee does so, he or she must obtain the written consent of each party. This form is that consent. Before you consent to having a licensee represent both yourself and the other party, you should read this form and understand it.

Licensee: The licensee in this real estate transaction is Jeffrey Anderson ("Licensee") whose license number is 71698LLC and who is affiliated with Prudential Americana Group,Realtors ("Brokerage").

Seller/Landlord JGM Holdings LLC
Print Name

Buyer/Tenant _____
Print Name

CONFLICT OF INTEREST: A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION: Licensee will not disclose any confidential information for one year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE: Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT: You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

CONFIRMATION OF DISCLOSURE AND INFORMATION CONSENT

BY MY SIGNATURE BELOW, I UNDERSTAND AND CONSENT: I am giving my consent to have the above identified licensee act for both the other party and me. By signing below, I acknowledge that I understand the ramifications of this consent, and that I acknowledge that I am giving this consent without coercion.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.					
[signature]	4-6-11	508pm			
Seller/Landlord JGM Holdings LLC	Date	Time	Buyer/Tenant	Date	Time
Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time

Prudential Americana Group 10777 W Twain Ave Ste 333 Las Vegas, NV 89135
Phone: (702)312-7070 Fax: (702)312-7050 Jeffrey Anderson

JGM Holdings LLC

Order No. 11960389

SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

JGM Holdings, LLC

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 28, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at a point which bears South 01°18'00" West 668.45 feet, and South 88°47'00" East 25 feet from the Northwest Corner (NW Cor.) thereof, thence South 88° 47'00" East 126.42 feet to a point; thence South 00°56'00" West 344.57 feet to a point; thence North 88°47'00" West 126.42 feet; thence North 01°18'00" East 344.57 feet to the POINT OF BEGINNING

Together with that portion of land as described in that Order of Vacation recorded March 19, 1965 in Book 613 in Document No. 493376, of Official Records.

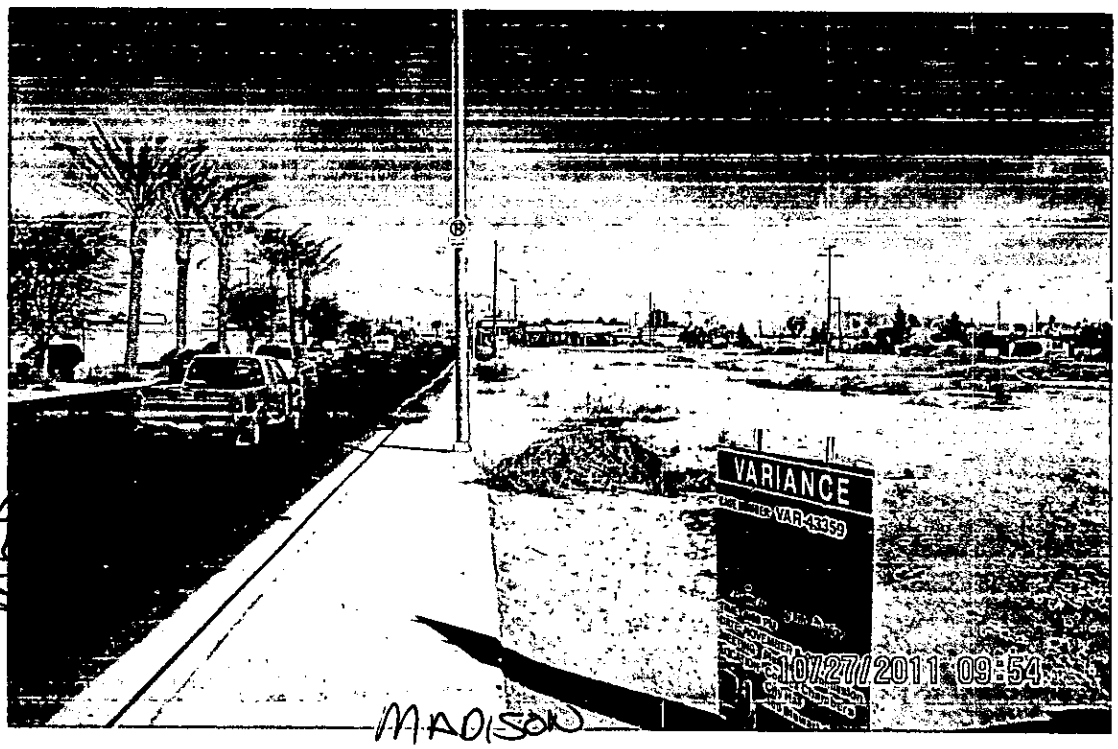
Excepting therefrom_that portion of land as conveyed to the City of Las Vegas for road purposes by deed recorded July 12, 1954, in Book 15 as Document No. 14873, Official Records.

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

CASE NUMBER: **VAR-43359**

MEETING DATE: **11/08/11 PC**

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

10-27-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Pre-Application Conference	
Item Required	

City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)

YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR *EACH* APPLICATION TYPE, unless indicated otherwise)
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots
☒	☐	***Detailed*** justification letter (the same letter addressing all applications, included with each application)
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)
☒	☐	Copy of Business License(s) – requested, but submittals will be accepted without
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)

Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ **http://www.lasvegasnevada.gov/** (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")

Appl. Type	Fees: Application	Notification	Recordation	Sub-Total
SUP	$ 500.00	$ 500.00	$ 30.00	$ 1030.00
SDR	$ 500.00	$ 500.00	$ 30.00	$ 1030.00
VAR	$ 300.00	$ 500.00	$ 30.00	$ 830.00
	$	$	$	$
	$	$	$	$
			Grand Total All Fees:	$2890

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):

MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

YES	NO	SITE PLAN
		North arrow, scale, and vicinity map
		All property lines and present dimensions labeled
		All building setbacks labeled
		All adjacent existing land uses and street names labeled
		All points of ingress and egress shown
		ADA accessibility requirements shown/labeled
		Parking standard(s) utilized: Car Wash, Full Service
		Parking space count and typical dimensions labeled _____ # regular + [30% or less of total] # compact + _____ # handicap = _____ Total
		For residential subdivisions, provide a connectivity calculation
		All free-standing sign locations shown and heights and sizes noted

TOTAL REQUIRED FOR ALL APPLICATIONS	
Folded Plans (5, plus 1 per application):	8
Colored, Rolled Plans:	1
Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
NOTES:	

YES	NO	LANDSCAPE PLAN
		North arrow, scale, and vicinity map
		All property lines and present dimensions labeled
		All required perimeter landscape planters shown
		All required parking lot fingers/islands shown
		Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover

TOTAL REQUIRED FOR ALL APPLICATIONS	
Folded Plans (1 per application):	1
Colored, Rolled Plans:	1
Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
NOTES:	

YES	NO	BUILDING ELEVATIONS
		Scale and building dimensions labeled
		North, south, east, and west elevations of ***all*** buildings
		All building materials and colors noted
		All wall sign locations shown and sizes noted

TOTAL REQUIRED FOR ALL APPLICATIONS	
Folded Plans (1 per application):	1
Colored, Rolled Plans:	1
Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
NOTES:	

YES	NO	FLOOR PLANS
		Scale and building dimensions labeled
		North arrow and scale
		All building entrances/exits shown
		Use of ***all*** rooms noted/labeled
		Maximum Occupancy (per I.B.C.)
		Seating Capacity (where applicable)

TOTAL REQUIRED FOR ALL APPLICATIONS	
Folded Plans (1 per application):	3
Rolled Plans:	1
Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
NOTES:	

RECEIVED
SEP 2 2 2011
City of Las Vegas
Department of Planning

CONTINUED NEXT PAGE

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	139-28-501-005	**Application Type:**	Special Use Permit Site Development Plan Review Variance
Location:	1326 N Martin L King BL	**Application Purpose:**	Car Wash, Full Service with Variance for Parking
Ward:	5 - Barlow	**Pre-App. Meeting Date:**	09/19/11
Planner's Signature:	09/9/11	**Submittal Deadline:**	***09/22/11 - no later than 2:00 pm***
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Mike Howe, Planner I - 229-6821	**Earliest PC / CC Meeting Dates:**	**11/08/11 PC - 12/07/11 CC (Cycle 11)**

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us *no later than 15 days prior* to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

City Of Las Vegas Department Of Planning
Pre-Application Conference Notes

CYCLE 11

Project Name: Bustin' Suds Car Wash

APN(s):	139-28-501-005			**Pre-app Date:**	09/19/11
Location:	1326 N Martin L King BL			**Meeting Location:**	DSC Conference Room 3A - 321
Ward #:	5 - Barlow	**Acres:**	0.88	**Time:**	8:00 a.m.

Ownership Info:	J G M Holdings LLC		Last Change of Ownership Date:	6/03/05
	Phone: (702)-	Fax: (702)-	Email:	
Applicant Info:	Bustin' Suds Car Wash			
	Phone: (702)-	Fax: (702)-	Email:	
Representative Info:	John Reddell Architects			
	Phone: (480)-946-0242	Fax: (480)-9460182	Email: john@reddellarchitects.com	

Use:	**Existing:**	Undeveloped
	Proposed:	Full Service Car Wash
General Plan:	**Existing:**	C (Commercial)
	Proposed:	No change proposed
Zoning:	**Existing:**	C-1 (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV Planning Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), **and:**

Name	Company/Department	Phone	Fax	Email
1. Trandy Hester	Bustin' Suds Car Wash			
2.				
3.				
4.				
5.				
6.				
7.				
8. Steve Gebeke	CLV - Planning	292-5410		
9. Lon. Grasmick	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

City of Las Vegas Department of Planning
Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ **YES** ☒ **NO**
If yes, Please detail how in the justification letter. Refer to http://www.lasvegasnevada.gov/sustaininglasvegas for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Applicant proposes a 6,075 square foot Car Wash, Full Service or Auto Detailing use on a .88 acre undeveloped lot adjacent to Martin Luther King, JR Boulevard.
2. The subject site is zoned C-1 (Limited Commercial) and requires a Special Use Permit. The minimum requirements for such use are: Each wash bay shall have a stacking lane that will accommodate at least 6 cars.
3. The proposed development will require a Major Site Development Plan Review prior to the issuance of building permits; the following development standards apply for the C-1 (Limited Commercial) zoning district: 10' front yard, 10' side yard, and 20' rear yard. Accessory Structures must maintain an 8' rear and 5' side yard setback.
4. Landscape requirements for C-1 (Limited Commercial) zone: 15' wide landscape buffer along MLK and an 8' wide landscape buffer along interior property lines with 24"-box trees planted 20' on center w/ four 5-gallon shrubs per tree. Any deficiency will require a Waiver request to be stated in the justification letter.
5. The required parking for the proposed Car Wash use is 41 spaces (1 space per 150 sf of gross floor area/6,075 sf= 40.5 spaces) with two spaces dedicated as handicapped accessible (with one designated Van accessible). Proposed plans show 18 angled parking spaces. Angle of parking aisle will also need to be shown. Current deficiency in parking will require a Variance. REVISED plans now show 19 spaces
6. ~~Site circulation puts cars exiting wash tunnel at the entrance/exit and crossing sidewalk(?)~~ Revised plan no longer has traffic crossing at entrance.
7. Capital Improvement Project CIP-11549 along MLK completed; verify status of improvements along this portion of MLK.
8. ~~Per 19.08.040 (H)(4)Trash enclosure must be located 50' away from residential property to the east. Plans show 38'. This will require a Variance.~~ Revised plans show 51' setback.
9. Reduced building GFA: Need to show new #'s
10. Revise/add 3' to ADA space.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --
Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

RESULTS: Voluntary Neighborhood Meeting - (WARD 5 (BARLOW) - PC 12/13/11.) Meeting held at 6:00 pm in Room A of the West Las Vegas Library, 951 W. Lake Mead Blvd., Regarding case numbers VAR-43359, SUP-43358 AND SDR-43360:

Start time: 6:03
End time: 6:55

Attendance:

Public:	20
Applicant	3
Staff:	3 (1 Planning Commissioner, 1 member of the Council Office and 1 from Planning)

Concerns:
On site traffic flows (Increase of traffic)
Over saturation of Car Washes in the area
Noise

12.12.11

Doug Rankin, AICP
Planning Manager

City of Las Vegas

☒ Meeting ☐ Telephone **Conversation Record**

Page ____ of ____
Date DEC 08 2011
Time 6:00 am pm

Project Name VAR-43359, SUP-43358 & SDR-43360

Conversation between CLV Representative(s):
and,

Name	Company/Department	Phone	FAX

☐ **see Meeting Attendance Sheet**

Comments:

Meeting Attendance

10 Public + ~~IIII~~ ~~III~~ 5-5
1 CC 1
1 PC
3 Development

7 to 8 ~~Winter~~ S
7 to 5 ~~Summer~~ W

Concerns:

How Many Employees
7 to 15

What is Full Service - Includes Detailing
Max Operation Cap - 150 to 250 per Day

Noise -

Over Saturation of Carwashes -
Abuting Residence Opposed
Increased Traffic

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Comprehensive Planning

City of Las Vegas

Meeting Attendance Sheet

Project Name _____

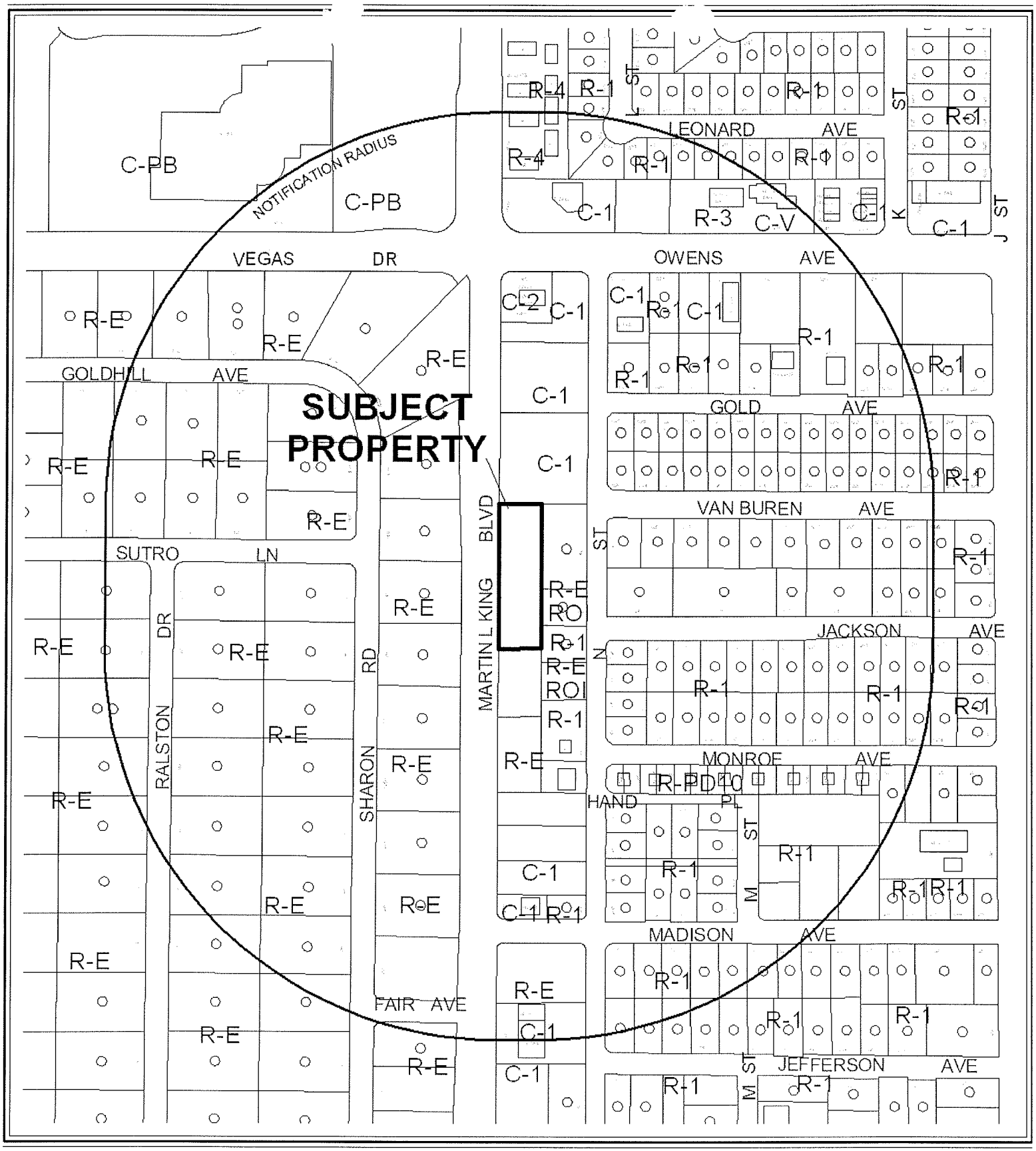
Page ____ of ____
Date ___/___/___
Time ___:___ am pm

	Name	Company/Department	Address	Phone / Fax
1.	Lois MACK		1420 SHARON Rd LV NV 89106	Phone 631-1914 Fax
2.	LeON Carter		800 F st Las Vegas 89106	Phone Fax
3.	Billy BLACKWELL		1616 J ST.	Phone 648-8506 Fax
4.	Mitchell SAYLES		1313 W JAN BUREN	Phone Fax 361-2300
5.	[illegible]			Phone Fax 379-8966
6.	[illegible]		1931 Fair Ave LV NV 89030	Phone 449-1308 Fax
7.	Shondra Summers-Armstrong		1931 Fair Ave LV NV 89106	Phone 453-9372 Fax
8.	Augusta Harry		1421 "N" LV NV 89106	Phone 702-648-2150 Fax
9.	Andrea D. Sayles		1411 "N" St LV NV 89106	Phone (702) 210-0258 Fax
10.	Edgar Sayles		1411 "N" St LVN 89106	Phone 210-4864 Fax
11.	Leonard S Smith		1324 Jackson 89106	Phone 647-1638 Fax
12.	Donald Coleman		1205 W. JACKSON AVE	Phone 646-3202 Fax
13.	Rodney Caldwell	THE WASTE COMPANY	2415 MLK Blvd 89032	Phone (702) 564-8217 Fax
14.	LINDA ROBERTSON		1700 ALTA DRIVE.	Phone Fax
15.	JOFFREY ANDERSON		9537 DENARO DR	Phone 448-7787 Fax
16.	[illegible]		6241 OLD TRAIL RD	Phone 204-5161 Fax
17.				Phone Fax

mtg & phone forms;comp plan3;fh;ce/9-1-98

NEIGHBORHOOD MEETING SIGN IN SHEET
FOR BUSTN SUDS CARWASH 12/8/11 @ 6:00

	NAME	ADDRESS	PHONE#
1	Lois MACK	1420 SHARON Rd LV NV. 89106	631-1914
2	Byron Gaynes		524-4475-
3	Erika Washington		702-703-4416
4	Sam D. Hunts		702-778-4964
5			
6			
7			
8			
9			
10			
11			
12			
13			



CASE: **SDR-43360;SUP-43358 AND VAR-43359**

0 300 600 Feet

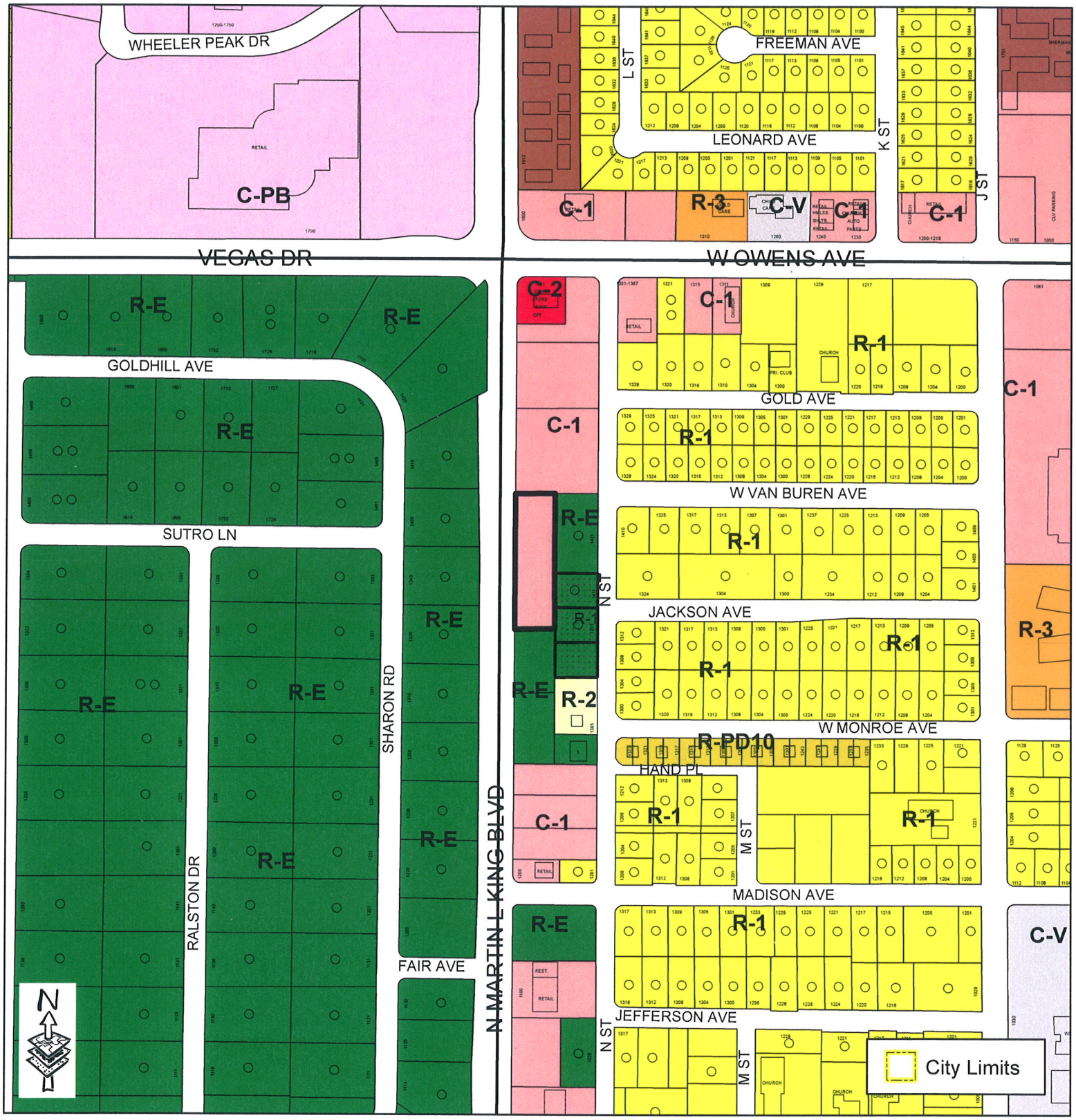
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

SDR-43360 Zoning

0 220 440 880 Feet



- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Profesional Offices And Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- TC - Town Center
- T-D - Traditional Development

ROI Zoning

Data current as of: December 7, 2011

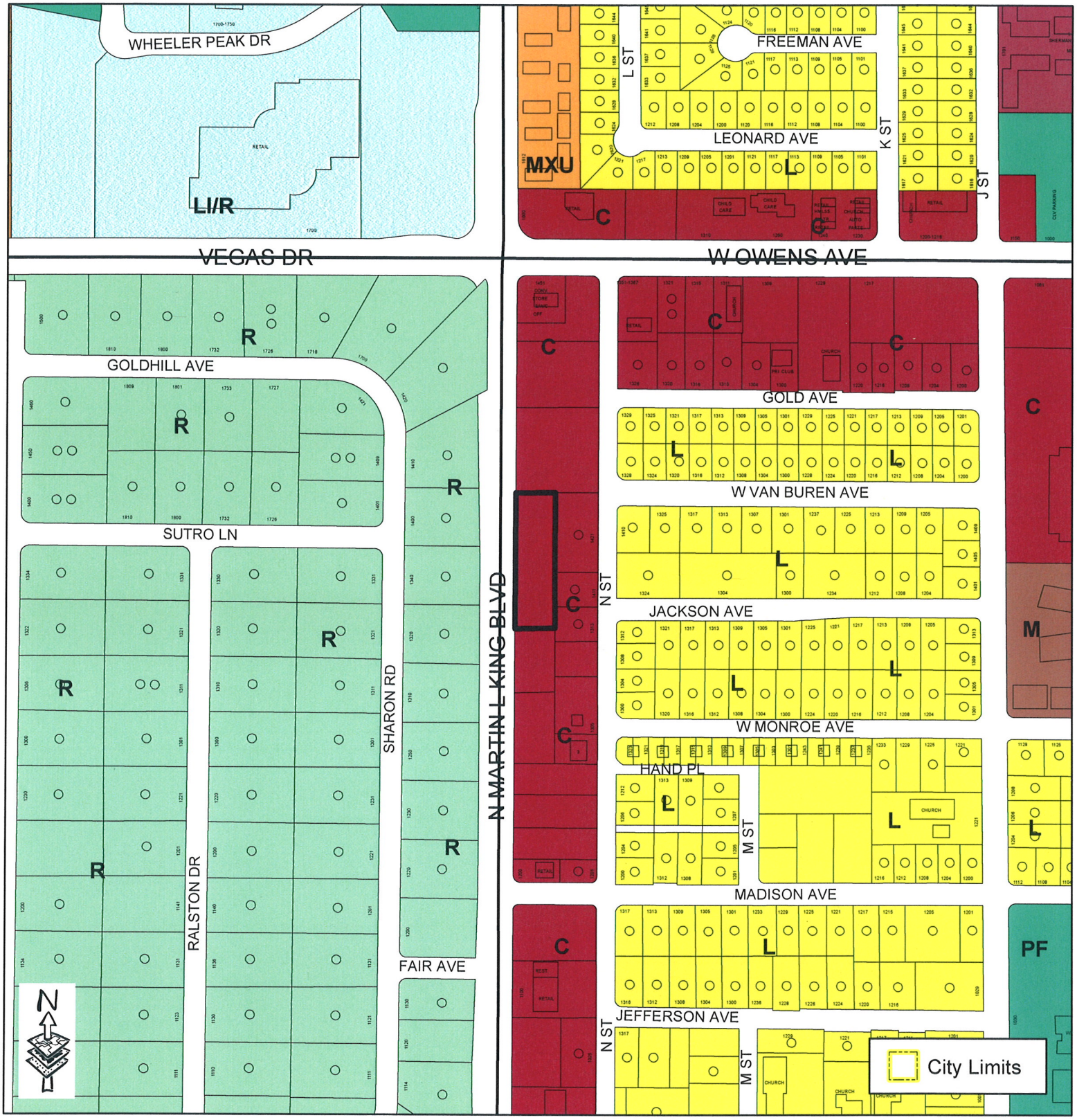
Planning & Development Dept.
702-229-6301

Geographic Information System

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

DEPARTMENT OF PLANNING

SDR-43360 General Plan



- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

Data current as of: December 7, 2011

Planning & Development Dept.
702-229-6301

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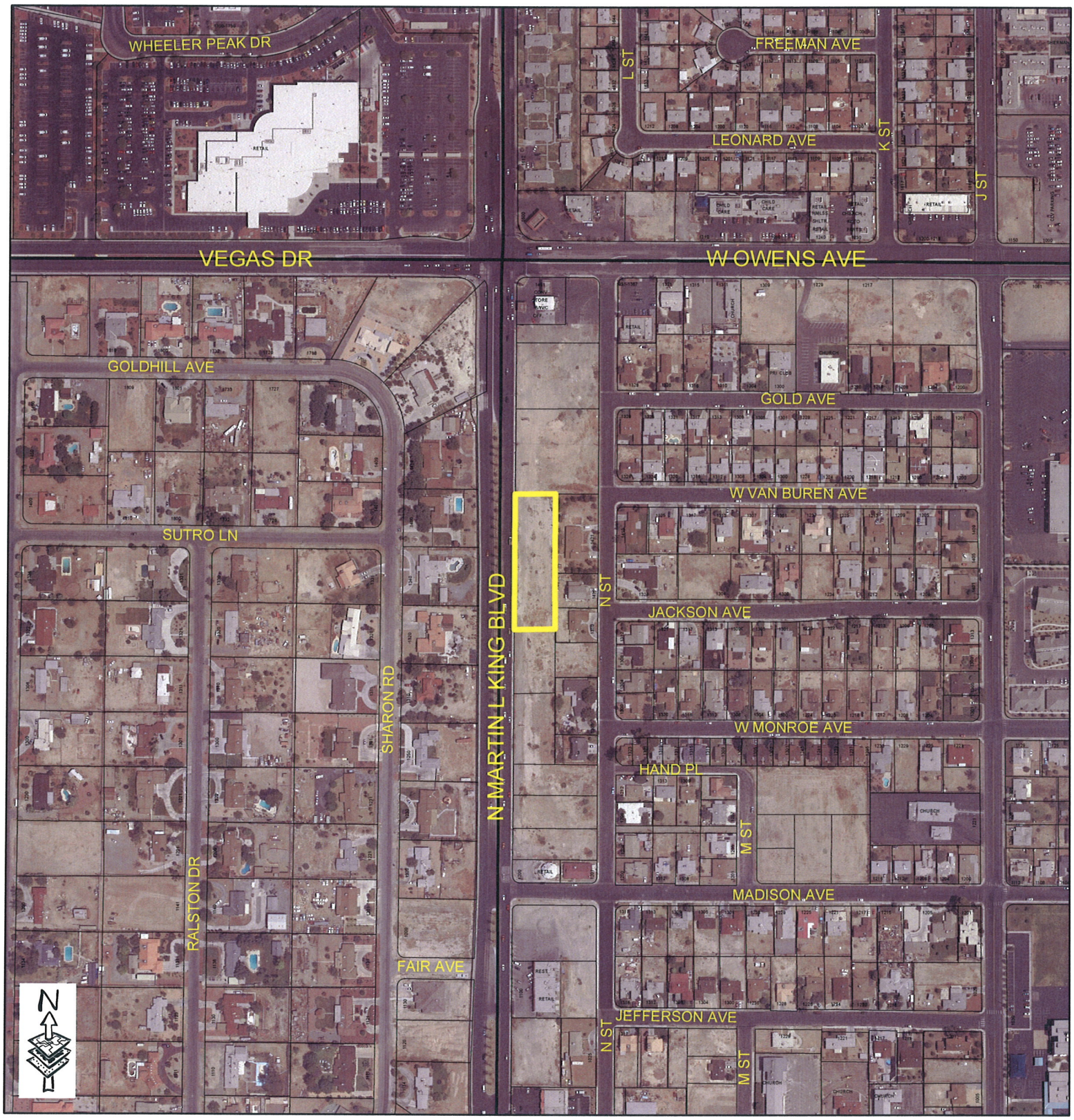
DEPARTMENT OF PLANNING

SDR-43360 Aerials

0 220 440 880 Feet



Data current as of: December 7, 2011

Planning & Development Dept.
702-229-6301

Geographic Information System

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DEPARTMENT OF PLANNING

John Reddell Architects, Inc.

Architecture Interiors Land Planning

Neighborhood Meeting

Dear Property Owner

The purpose of this letter is to inform you of a neighborhood meeting regarding:

VAR-43359-VARIANCE- PUBLIC HEARING- APPLICANT: BUSTN' SUDS CARWASH – OWNER: JGM HOLDINGS,LLC – For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 27 PARKING SPACES ARE REQUIRED on 0.88 acres at 1326 North Martin ~~Luther~~ King Boulevard (APN 139-28-501-005), C-1 (limited Commercial) Zone, Ward 5 (Barlow)

SUP-43358 - PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH – OWNER: JGM HOLDINGS,LLC - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin ~~Luther~~ King Boulevard (APN 139-28-501-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

SDR-43360 – SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43359 AND SUP-43358 – PUBLIC HEARING - APPLICANT: BUSTN' SUDS CARWASH – OWNER: JGM HOLDINGS,LLC – For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,985 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING on 0.88 acres at 1326 North Martin ~~Luther~~ King Boulevard (APN 139-28-501-005), C-1 (limited Commercial) Zone, Ward 5 (Barlow)

This meeting is to explain the site plan and operations of the proposed full service car wash with the flex service. We will listen to your opinions and / or concerns and address them at the meeting and incorporate any into our design prior to the public hearings. The meeting will be held @ the City of Las Vegas Library (951 W. Lake Mead Blvd. Room A) on Thursday, December 8, 2011@ 6:00 pm.

If you are unable to attend this meeting I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (480) 946-0242, fax number (480) 946-0182 or e-mail john@reddellarchitects.com.

Sincerely,

John Reddell

voluntary

7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85251
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com