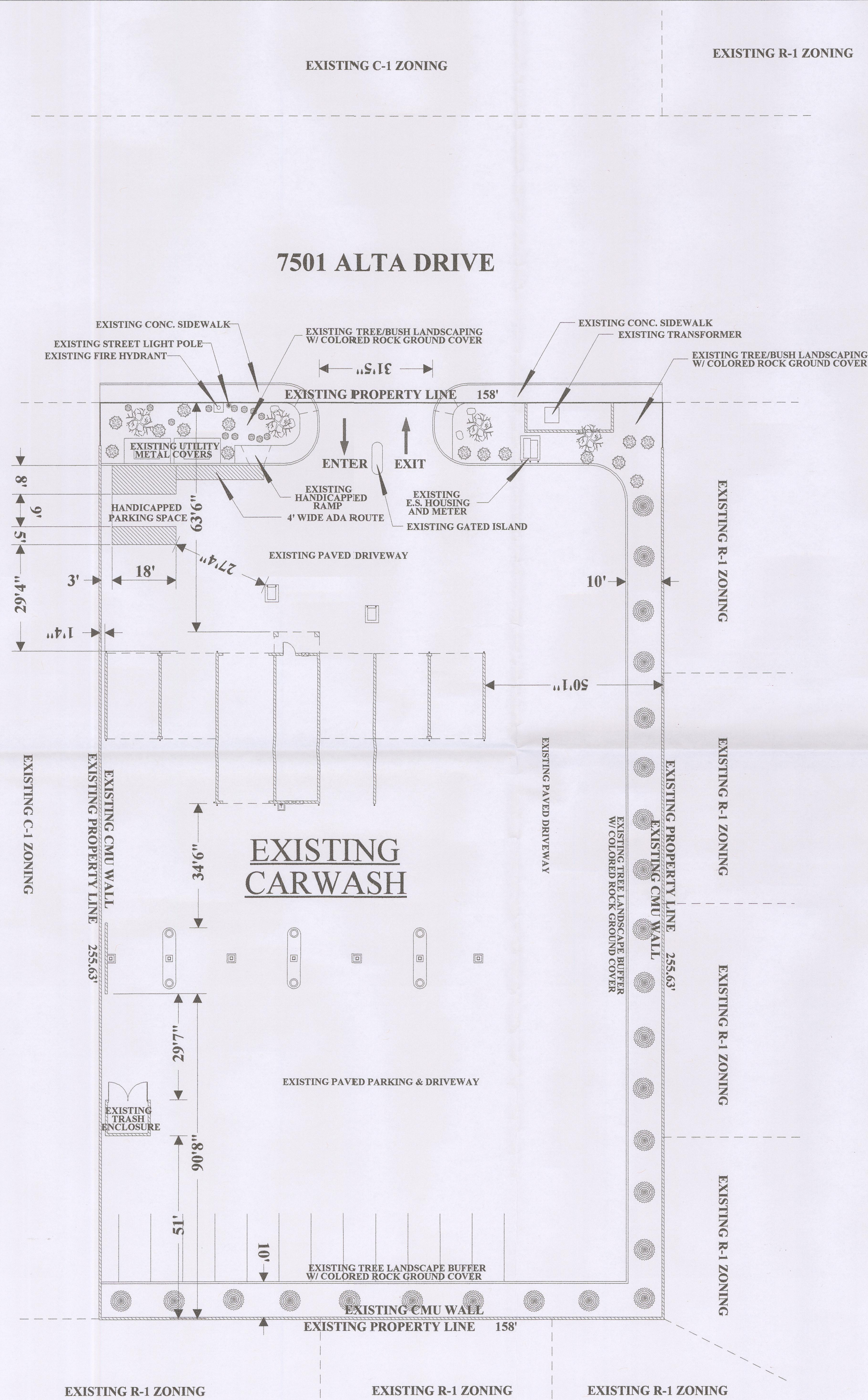
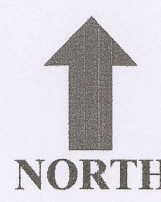




+/- 0.93 NET ACRES
+/- 40,511 S.F. LAND
+/- 3,016 S.F. BUILDING
+/- 2,160 S.F. CANOPY

SITE PLAN
SCALE: 1"= 20'



FOSTER CAR WASH

USE PERMIT

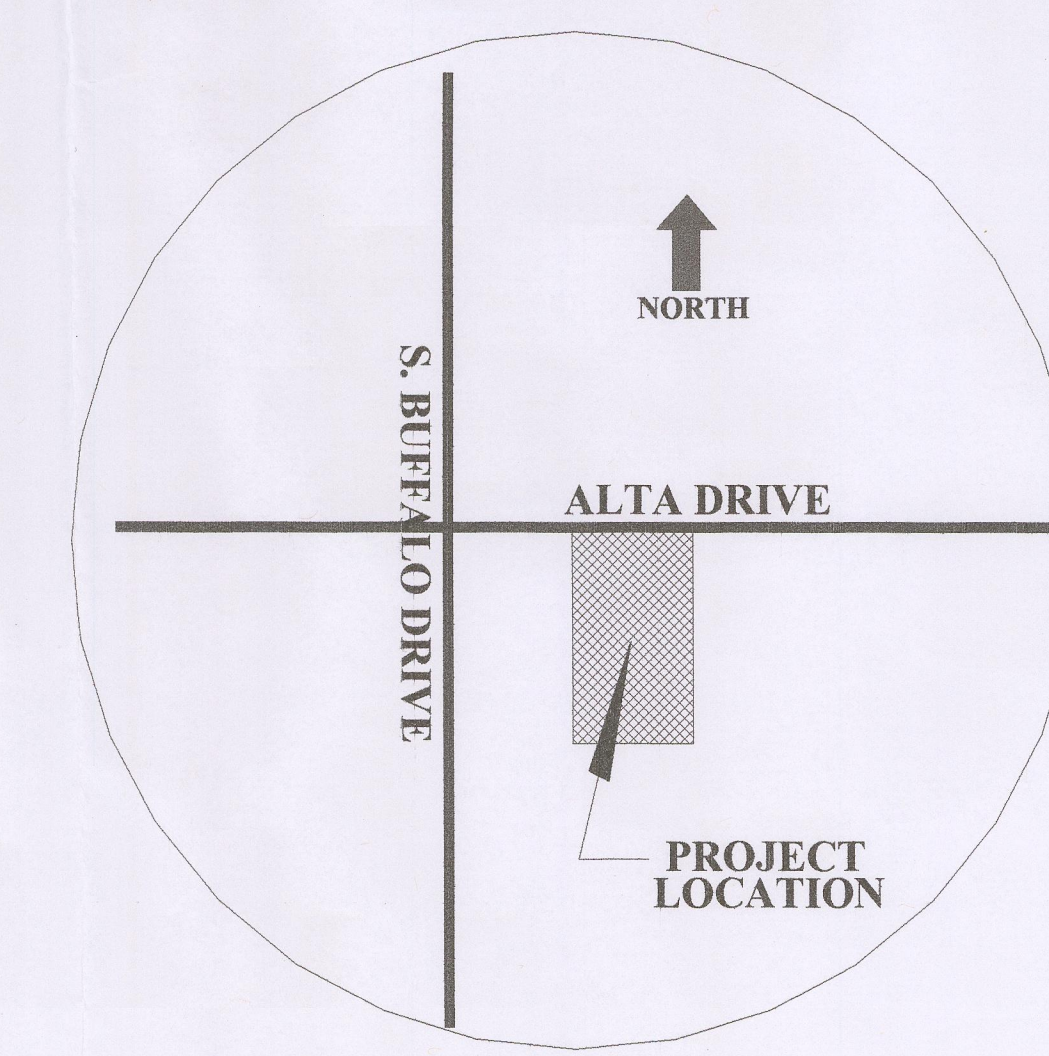
7501 ALTA DRIVE
APN 138-34-301-003

JURISDICTION - LAS VEGAS - 89145
ZONING CLASSIFICATION - C-1
LIMITED COMMERCIAL DISTRICT

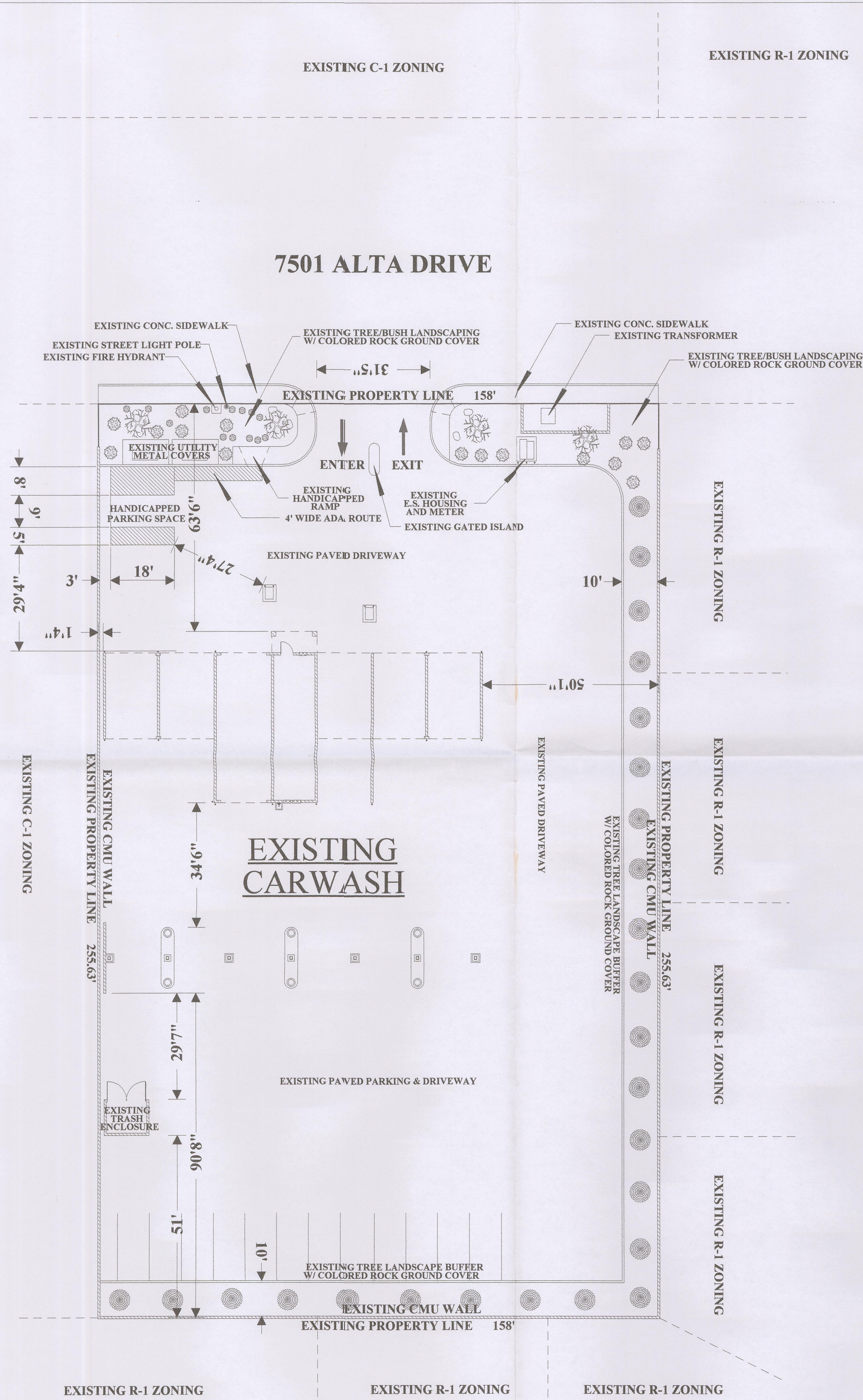
PLAN INDEX

SHEET	DESCRIPTION
	ARCHITECTUAL
A1	SITE PLAN
A2	CAR WASH EXTERIOR ELEVATIONS
A3	VACCUM/DETAIL EXTERIOR ELEVATIONS
A4	FLOOR PLAN

THIS PROJECT SHALL COMPLY WITH THE 2006 IRC, IBC,
UPC AND UMC, 2005 NEC, & 2006 IECC AND ALL
SOUTHERN NEVADA CODE AMENDMENTS



RECEIVED
APR 05/017



+/- 0.93 NET ACRES
+/- 40,511 S.F. LAND
+/- 3,016 S.F. BUILDING
+/- 2,160 S.F. CANOPY

SITE PLAN
SCALE: 1" = 20'



FOSTER CAR WASH

USE PERMIT

7501 ALTA DRIVE

APN 138-34-301-003

JURISDICTION - LAS VEGAS - 89145

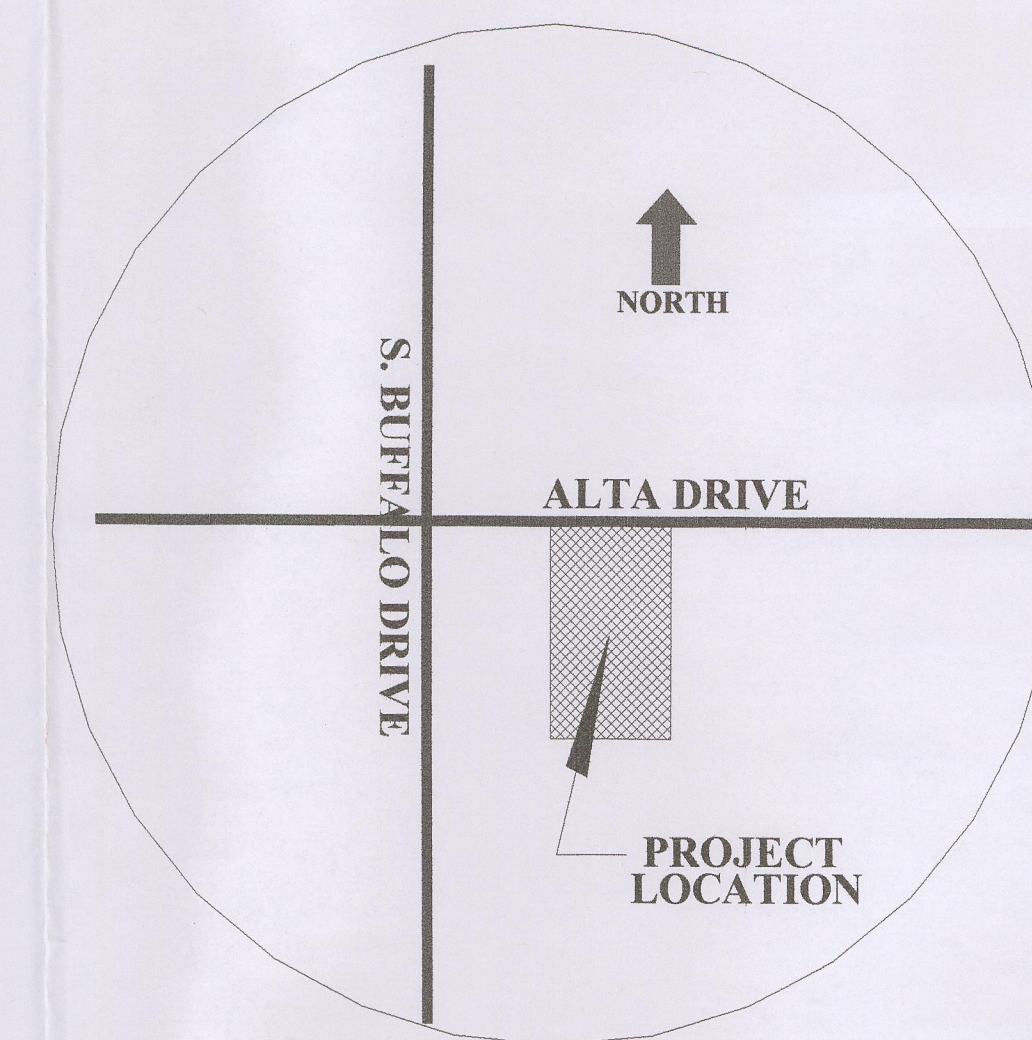
ZONING CLASSIFICATION - C-1

LIMITED COMMERCIAL DISTRICT

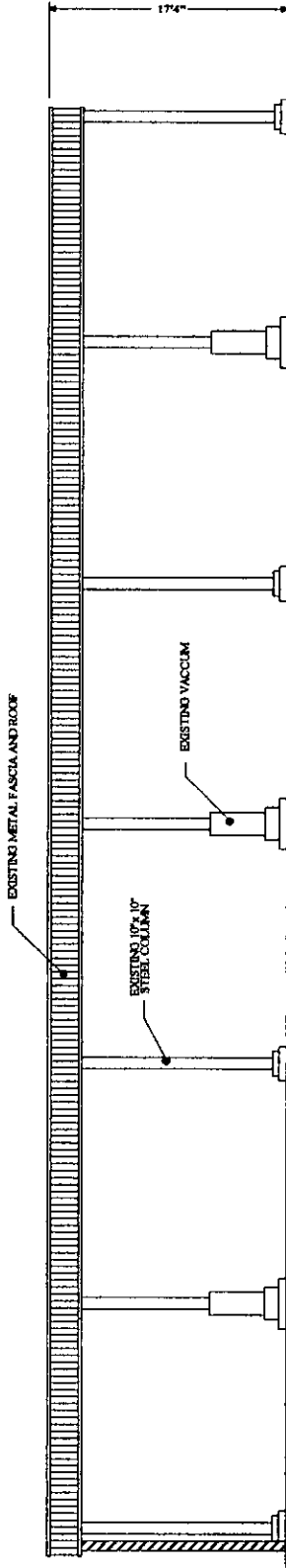
PLAN INDEX

SHEET	DESCRIPTION
	ARCHITECTUAL
A1	SITE PLAN
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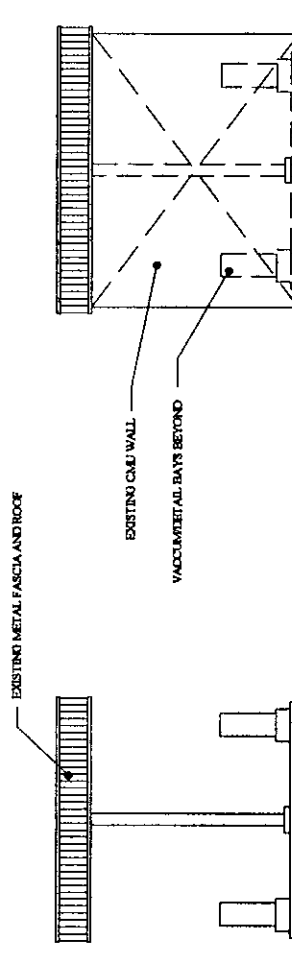
THIS PROJECT SHALL COMPLY WITH THE 2006 IRC, IBC,
UPC AND UMC, 2005 NEC, & 2006 IECC AND ALL
SOUTHERN NEVADA CODE AMENDMENTS



RECEIVED
APR 05 2017

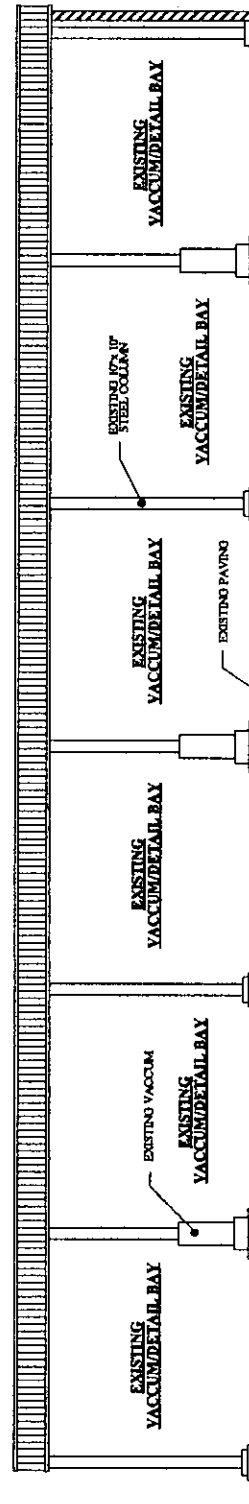


REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

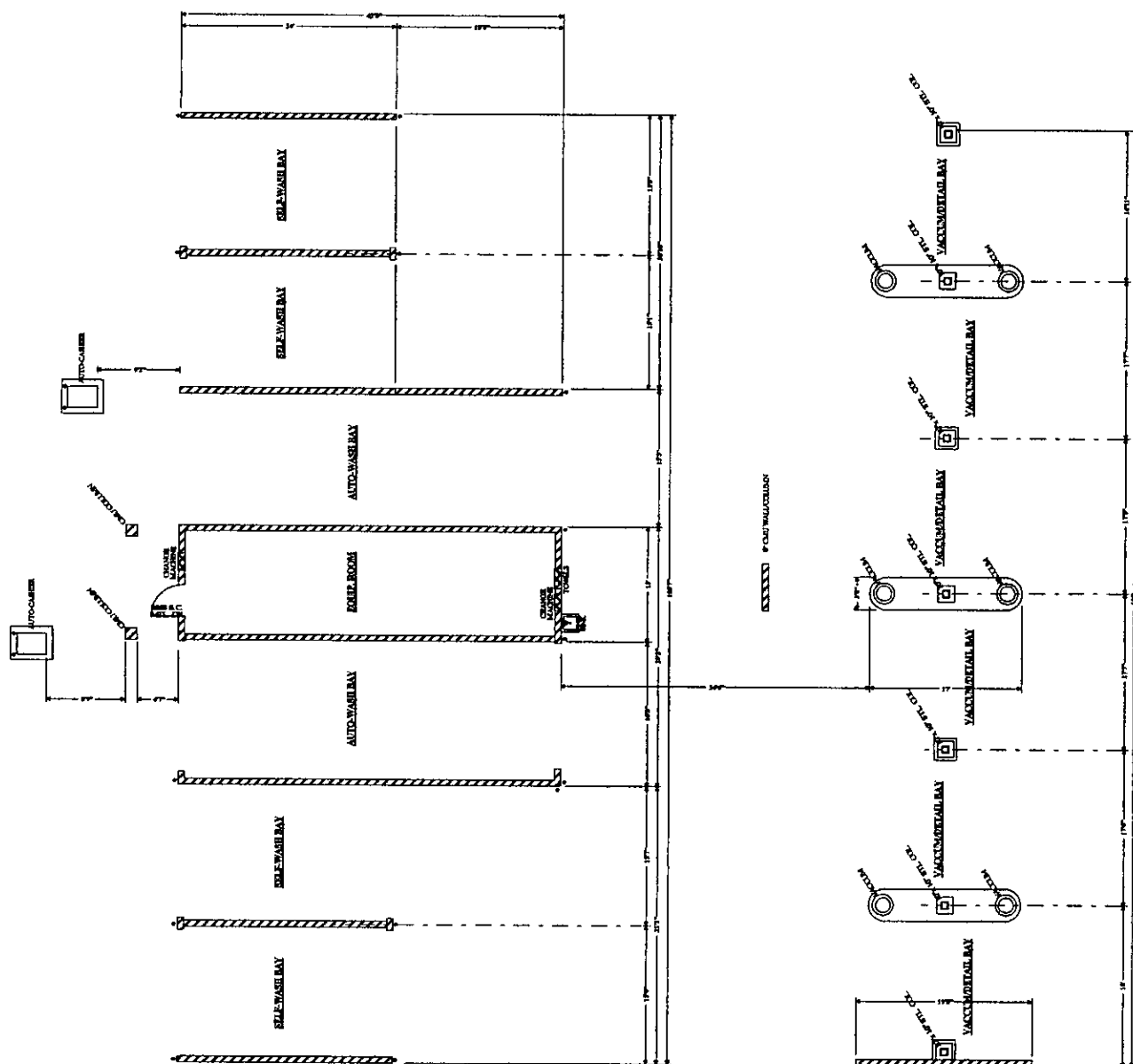
RECEIVED

APR 6 2000

RQR-45064

APR 05 1967

WASHINGTON AREA - 390 S.F.
VACUUM AREA - 2063 S.F.





June 6, 2012

Mr. Roger Foster
Foster Day I, LLC
2560 Red Arrow Drive
Las Vegas, Nevada 89135

**RE: RQR-45064 - REQUIRED REVIEW - ADMINISTRATIVE
ADMINISTRATIVE CYCLE - MAY 2012**

Dear Mr. Foster:

Your request for a Required Review of a previously approved Special Use Permit (SUP-39963) TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-39963), except as amended herein.
2. All signage, including temporary signage, shall be reviewed and permitted in conformance to the requirements of Title 19 and the Department of Building and safety prior to installation.
3. No further reviews shall be required.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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

Mr. Roger Foster
Foster Day I, LLC
RQR-45064 - Page Two
June 6, 2012

This action by the Department of Planning staff on June 6, 2012 is final unless a written
~~appeal is filed with the Director of the Department of Planning within ten days of the date~~
of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: MAY 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: FOSTER DAY, INC.

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
RQR-45064	Staff APPROVES subject to conditions:	N/A

**** CONDITIONS ******RQR-45064 CONDITIONS****Planning**

1. Conformance to the approved conditions for Special Use Permit (SUP-39963), except as amended herein.
2. All signage, including temporary signage, shall be reviewed and permitted in conformance to the requirements of Title 19 and the Department of Building and safety prior to installation.
3. No further reviews shall be required.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Review of an approved Special Use Permit (SUP-39963) to allow a Car Wash, Self-Service use at 7501 West Alta Drive. The use complies with Title 19 and the conditions of Special Use Permit (SUP-39963), and has been conducted in a manner that is harmonious and compatible with the surrounding properties; therefore, staff approves this review.

ISSUES

- Special Use Permit (SUP-39963) stipulated an Administrative one-year Required Review after issuance of a business license for the Car Wash, Self-Service use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/16/12	The City Council approved a request for a Special Use Permit (SUP-39963) to allow a Car Wash, Self-Service use with waivers at 7501 West Alta Drive. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
02/03/12	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/28/11	A business license (C02-00437) was issued for a Car Wash at 7501 West Alta Drive. This license remains active.

<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	

<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application, nor was one held.	

Staff Report Page Two
May 2012 - Administrative Review Meeting

Field Check	
04/23/12	Staff conducted a field check of the subject property and noted two temporary A-frame signs at the entrance, the parking lot was not striped and there was a shade structure present that was not permitted.
05/29/12	Staff conducted a field check of the subject property and noted the subject site was a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.93

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Car Wash, Self-Service	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	NA
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Staff Report Page Three
May 2012 - Administrative Review Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor	Required		Provided		Compliance	
	Area or Number of Units	Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Self-Service	6 Stalls	2 spaces per Stall	12				
TOTAL SPACES REQUIRED			12		13		Y
Regular and Handicap Spaces Required			11	1	12	1	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

ANALYSIS

Special Use Permit (SUP-39963) stipulated an administrative one-year Required Review after issuance of a business license. A business license was issued for a Car Wash, Self-Service on March 28, 2011 and is currently active. No Code Enforcement issues have been reported since the approval of the Special Use Permit.

During a field check staff noted temporary A-frame signage at the entrance, the parking lot was not striped in conformance to the approved site plan and there was a shade structure on the site that was not permitted. The property owner has since removed both the signage and the shade structure, and has had the parking lot striped as required; this was confirmed by a second field check of the site. A condition has been added requiring all signage, including temporary signage, to be in conformance to Title 19 and the requirements of the Department of Building and Safety.

FINDINGS (RQR-45064)

The use complies with Title 19 requirements for a Car Wash, Self-Service use and has been brought into conformance with the requirements of Title 19 and Special Use Permit (SUP-39963) conditions of approval. The Car Wash, Self-Service use has been conducted in a manner that is harmonious and compatible with the surrounding properties. Therefore, staff approves this request with conditions.

Staff Report Page Four
May 2012 - Administrative Review Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

RQR-45064

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

RQR-45064 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT/OWNER: FOSTER DAY, INC. -

For possible action on a request for a Required Review of a previously approved Special Use Permit (SUP-39963) TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

MINOR REVIEW ADMINISTRATIVE: **MAY 1, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

*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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Report Date 04/09/2012 05:13 PM

Submitted By

Page 1

A/P # 45064 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/05/2012 10:08	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-45064 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC. - For possible action on a request for a Required Review of a previously approved Special Use Permit (SUP-39963) TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	45064	Project/Phase Name	FOSTER DAY	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13834301003

Location

Owner/Tenant

Contact ID	AC1984859	Name	FOSTER DAY I L L C	Organization	
Mailing Address	2560 RED ARROW DR			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
Zip/PC	89135-1627			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7501 ALTA DR
LAS VEGAS, 89145-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 04/09/2012 05:13 PM

Submitted By

Page 2

AP Linked Records

13834301003

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1984859	☐ Foreign
Effective		Expire				
Name	FOSTER DAY I L L C					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	2560 RED ARROW DR LAS VEGAS, NV 89135-1627					
Seasonal Addr						

Valid From To
Comments Rober Foster

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC2010346	☐ Foreign
Effective		Expire				
Name	ROGER FOSTER					
Day Phone	(702)460-4396 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)826-9205	Mobile		Profession		
E-Mail						
Address	2650 RED ARROW DRIVE LAS VEGAS, NV 89185					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 04/09/2012 05:13 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licensee's Orientation Attender Percent Owned Waiver Health Card Director Letter Original Signature

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	04/05/2012 10:17	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspections

There are no inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Complete
---	-------------	---	--------	--------	--------	---------	-----------	----------

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR) Modified By MREX Modified Date/Time 04/05/2012 10:08
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 04/09/2012 05:13 PM

Submitted By

Page 4

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Amended
--	-------------------------------------	---------------	------------	--------------	---------

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Y Parent Project link required? Public or Admin? ADMIN

Required Review

Parent Application Type SUP Is there a condition of approval for a Required Review?

Parent Project #39963 If yes, when does it need to be reviewed?

N Is this an Alcohol related Application? Staff Recommendation

Meeting information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/15/2012	ADMIN	SCHEDULED		0	0	0
MREX	04/05/2012					

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 04/05/2012 10:18 0.00
ROGER FOSTER, 702.460.4396, FOSTER DAY CORPORATION CK 1499

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
Project Address (Location) 7501 ALTA
Project Name FOSTER-DAY Proposed Use SELF-SERVE CAR WASH
Assessor's Parcel #(s) 138 34 301 003 Ward # _____
General Plan: existing ☒ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage 5455 Floor Area Ratio _____
Gross Acres 1 Lots/Units 1 Density _____
Additional Information SELF SERVE CAR WASH
FOSTER DAY 2 LLC

PROPERTY OWNER ROGER FOSTER JR Contact SAME
Address 2560 RED ARROW DR Phone: 462 4396 Fax: 876 9705
City LV NV 89135 State NV Zip 89135
E-mail Address N174RF@GMAIL.COM

APPLICANT ROGER FOSTER Contact _____
Address 2560 RED ARROW DR Phone: 462 4396 Fax: 876 9705
City LV State NV Zip 89135
E-mail Address N174RF@GMAIL.COM

REPRESENTATIVE SAME Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name _____

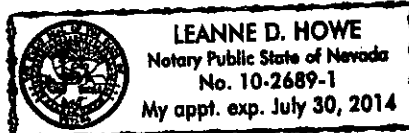
Subscribed and sworn before me

This 4th day of April, 2012

[Signature]

Notary Public in and for said County and State

STATE of Nevada
Revised 10/27/08
COUNTY OF CLARK



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-45064</u>
Meeting Date:	<u>4/15/2012</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>4/15/2012</u>
Received By:	<u>M Rex</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number **RQR-45064** APN: 138-34-801-003
Name of Property Owner: (R) ROGER FOSTER FOSTER DAY² LLC
Name of Applicant: ROGER FOSTER
Name of Representative: SAME

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: _____

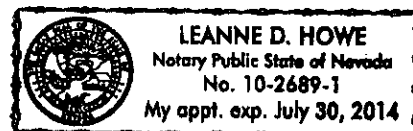
Signature of Property Owner: _____

Print Name: ROGER FOSTER

Subscribed and sworn before me

This 29th day of March, 2012

[Signature]
Notary Public in and for said County and State
COUNTY OF CLARK
STATE OF NEVADA



Leanne D. Howe

RECEIVED

APR 05 2012



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. Roger Foster
2560 Red Arrow Drive
Las Vegas, Nevada 89135

RE: SUP-39963 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Foster:

The City Council at a regular meeting held March 16, 2011, APPROVED the request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Self-Service use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A One year administrative review after issuance of a business license shall be required.
4. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
5. One 55-gallon trash receptacle labeled "Recyclables" shall be provided on site.
6. All landscaping and common areas shall be permanently maintained in a satisfactory manner.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-08

RQR-45064

RECEIVED

Printed with environmentally friendly soy ink. APR 05 2011

Mr. Roger Foster
SUP-39963 – Page Two
March 17, 2011

7. All required building permits for the accessory shade structure located in the southeast corner of the property must be secured, or the structure shall be removed within 30 days of this approval.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
10. The hours of operation shall be limited to 7 a.m. to 10 p.m., seven days a week.

Sincerely,



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

cc: Roger Foster, Inc.
7501 Alta Drive
Las Vegas, Nevada 89145

RQR-45064

FOSTER DAY I, LLC

Business Entity Information			
Status:	Active	File Date:	6/13/2011
Type:	Domestic Limited-Liability Company	Entity Number:	E0340622011-2
Qualifying State:	NV	List of Officers Due:	6/30/2012
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20111400082	Business License Exp:	6/30/2012

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	DJP CORPORATE SERVICES NEVADA	Address 1:	10785 WEST TWAIN AVE STE 200
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	CLARK COUNTY NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers		☐ Include Inactive Officers	
Manager - MELISSA FOSTER			
Address 1:	2560 RED ARROW DR.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - ROGER FOSTER			
Address 1:	2560 RED ARROW DR.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20110435902-77	# of Pages:	4
File Date:	6/13/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110460171-53	# of Pages:	1
File Date:	6/22/2011	Effective Date:	
(No notes for this action)			

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APR 05 2012

③ - 1

Inst #: 201202030003344

Fees: \$18.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #007

02/03/2012 09:29:34 AM

Receipt #: 1056043

Requestor:

DURHAM JONES & PINEGAR (LEG

Recorded By: CYV Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 138-34-301-003

**RECORDING REQUESTED BY:
WHEN RECORDED DELIVER TO:**

DURHAM JONES & PINEGAR, P.C.
10785 W. Twain Avenue, Suite 200
Las Vegas, Nevada 89135

MAIL TAX STATEMENTS TO:

FOSTER DAY I, LLC
2560 Red Arrow Drive
Las Vegas, Nevada 89135

QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged,

ROGER FOSTER and MELISSA FOSTER, Trustees of the 1988 FOSTER FAMILY TRUST dated May 26, 1988, do hereby quitclaim to

FOSTER DAY I, LLC – Series C, a Nevada limited-liability company, the following described real property in the State of Nevada, County of Clark:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 83 OF PARCELS MAPS, PAGE 24, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Commonly known as: 7501 Alta Drive, Las Vegas, Nevada 89145.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) **138-34-301-003**

b) _____

c) _____

d) _____

2. Type of Property:

- | | |
|--|---|
| a) ☐ Vacant Land | b) ☐ Single Fam. Res. |
| c) ☐ Condo/Twnhse | d) ☐ 2-4 Plex |
| e) ☐ Apt. Bldg. | f) ☒ Comm'l/Ind'l |
| g) ☐ Agricultural | h) ☐ Mobile Home |
| ☐ Other _____ | |

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: Trust - cyv

3. Total Value/Sales Price of Property: \$ _____

N/A

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: This is a transfer of title without consideration from an inter vivos trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: TRUSTEE

Signature: [Signature] Capacity: MEMBER

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: 1988 FOSTER FAMILY TRUST
Address: 2560 Red Arrow Dr.
City: Las Vegas
State: Nevada Zip: 89135

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: FOSTER DAY I, LLC - Series C
Address: 2560 Red Arrow Dr.
City: Las Vegas
State: Nevada Zip: 89135

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)

Print Name: DURHAM JONES & PINEGAR, P.C. Esc. #: N/A

Address: 10785 W. TWAIN AVENUE, SUITE 200

City: LAS VEGAS State: NEVADA Zip: 89135

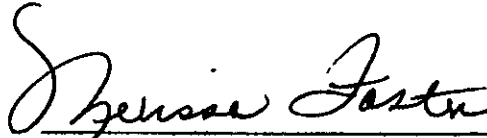
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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APR 6 2011

DATED this 19th day of January, 2012.



ROGER FOSTER, Trustee



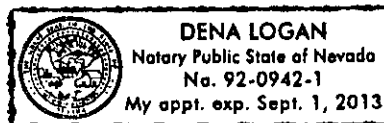
MELISSA FOSTER, Trustee

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 19th day of January, 2012, before me, a notary public, personally appeared ROGER FOSTER and MELISSA FOSTER, personally known to me (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the persons or entity upon behalf of which persons acted, executed the instrument.



NOTARY PUBLIC



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