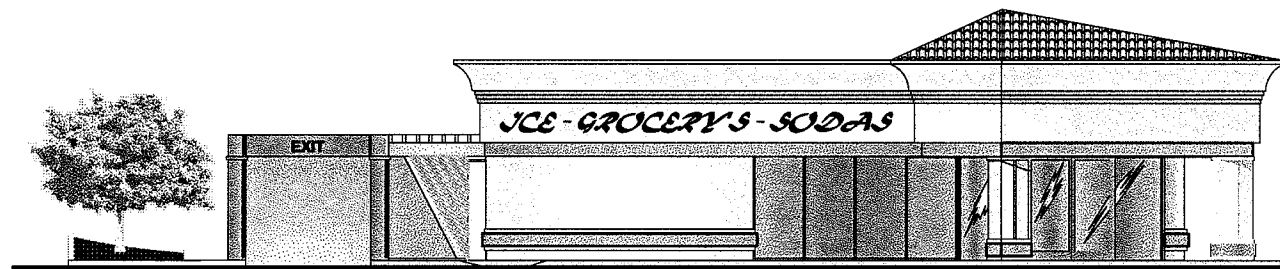
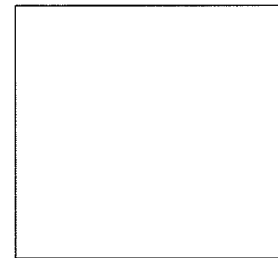


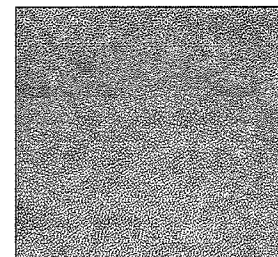
SOUTH ELEVATION



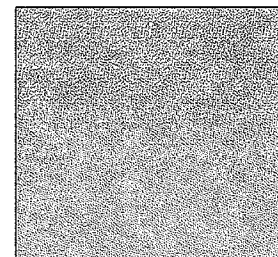
EAST ELEVATION FACING DURANGO



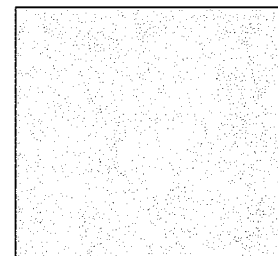
CORNICE AND COLUMN
DUNN EDWARDS DEW380



TRIM AND CAR WASH FASCIA
DUNN EDWARDS DEA 104



EXISTING TILE ROOF



ACCENT AREAS
COLOR LIFE
TRANQUIL LRV#61



PAD 'A' NORTH ELEVATION



PAD 'B' N/E ELEVATION



PAD 'C' NORTH ELEVATION



PAD 'E' NORTH ELEVATION



PAD 'E' WEST ELEVATION



PAD 'D' NW ELEVATION



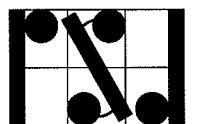
KOHL'S NORTH ELEVATION

*Peccole
Enterprizes*

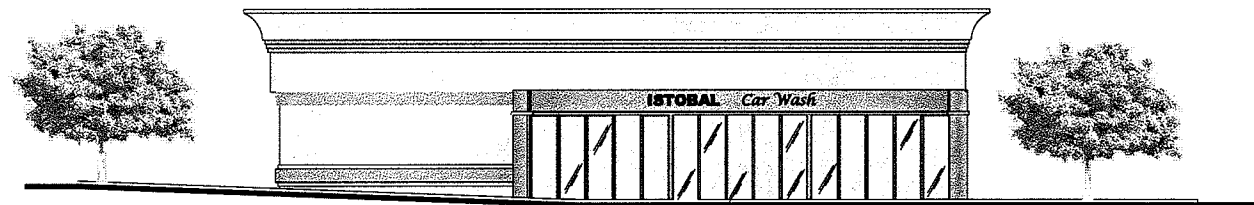
MAJOR DEVIATION
LAS VEGAS, NEVADA

RECEIVED
FEB 01 2011

SUP-40843
SDR-40836



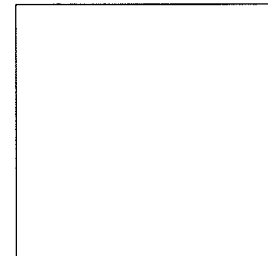
rsj architecture
6525 w. warm springs rd. ste 150
las vegas, nv 89118
p. 798.7838
f. 798.7849
www.rsjarchitecture.com



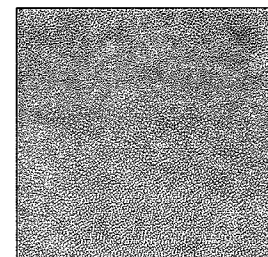
SOUTH ELEVATION



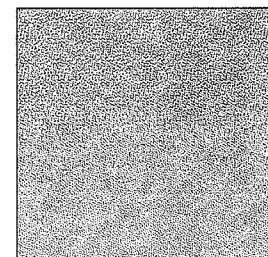
EAST ELEVATION FACING DURANGO



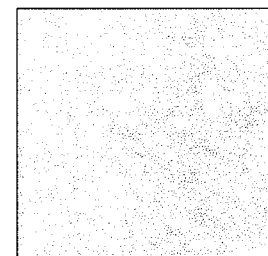
CORNICE AND COLUMN
DUNN EDWARDS DEW380



TRIM AND CAR WASH FASCIA
DUNN EDWARDS DEA 104



EXISTING TILE ROOF



ACCENT AREAS
COLOR LIFE
TRANQUIL LRV#61



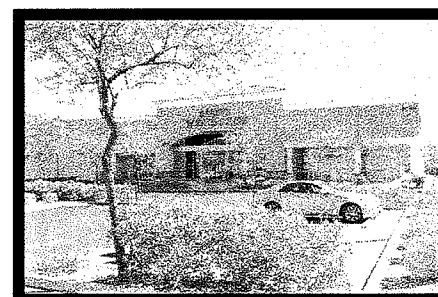
PAD 'A' NORTH ELEVATION



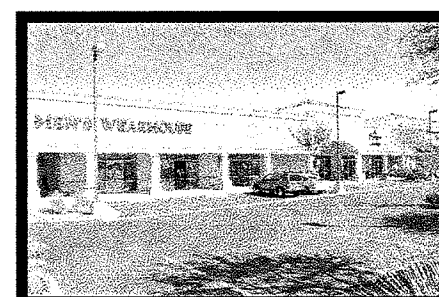
PAD 'B' N/E ELEVATION



PAD 'C' NORTH ELEVATION



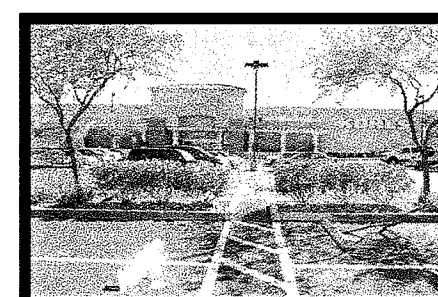
PAD 'E' NORTH ELEVATION



PAD 'E' WEST ELEVATION



PAD 'D' N/W ELEVATION



KOHL'S NORTH ELEVATION

RECEIVED
FEB 01 2011

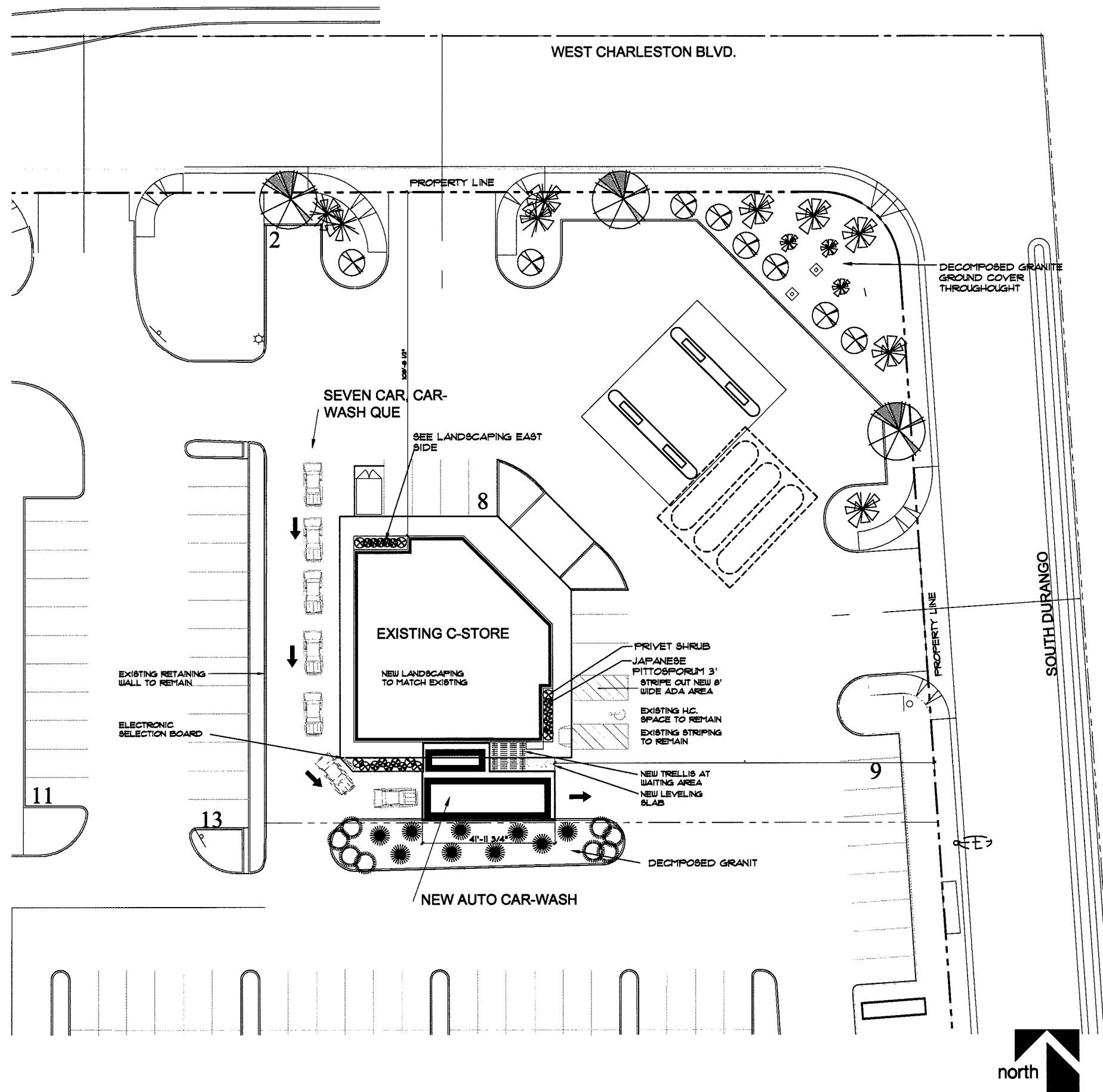
*Peccole
Enterprizes*

MAJOR DEVIATION
LAS VEGAS, NEVADA

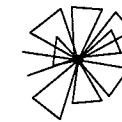


rsj architecture
6525 w. warm springs rd. ste 150
las vegas, nv 89118
p. 798.7839
f. 798.7849
www.rsjarchitecture.com

SUP-40843
SDR-40836



LANDSCAPE SYMBOLS



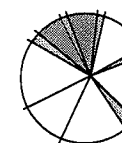
MEDITERRANEAN FAN PALM 25/30'



GUADALUPE PALM 1/2'



TEXAS SAGE 3'



MESQUITE TREE - 20/25'



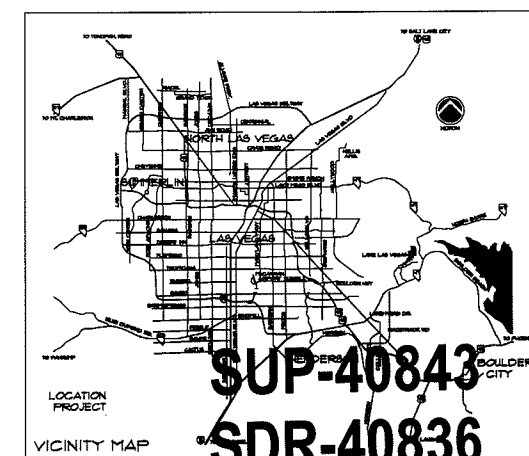
PINK OLEANDER- 3'h x 3-4'



BEARGRASS

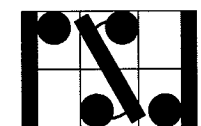
NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY

RECEIVED
FEB 01 2011



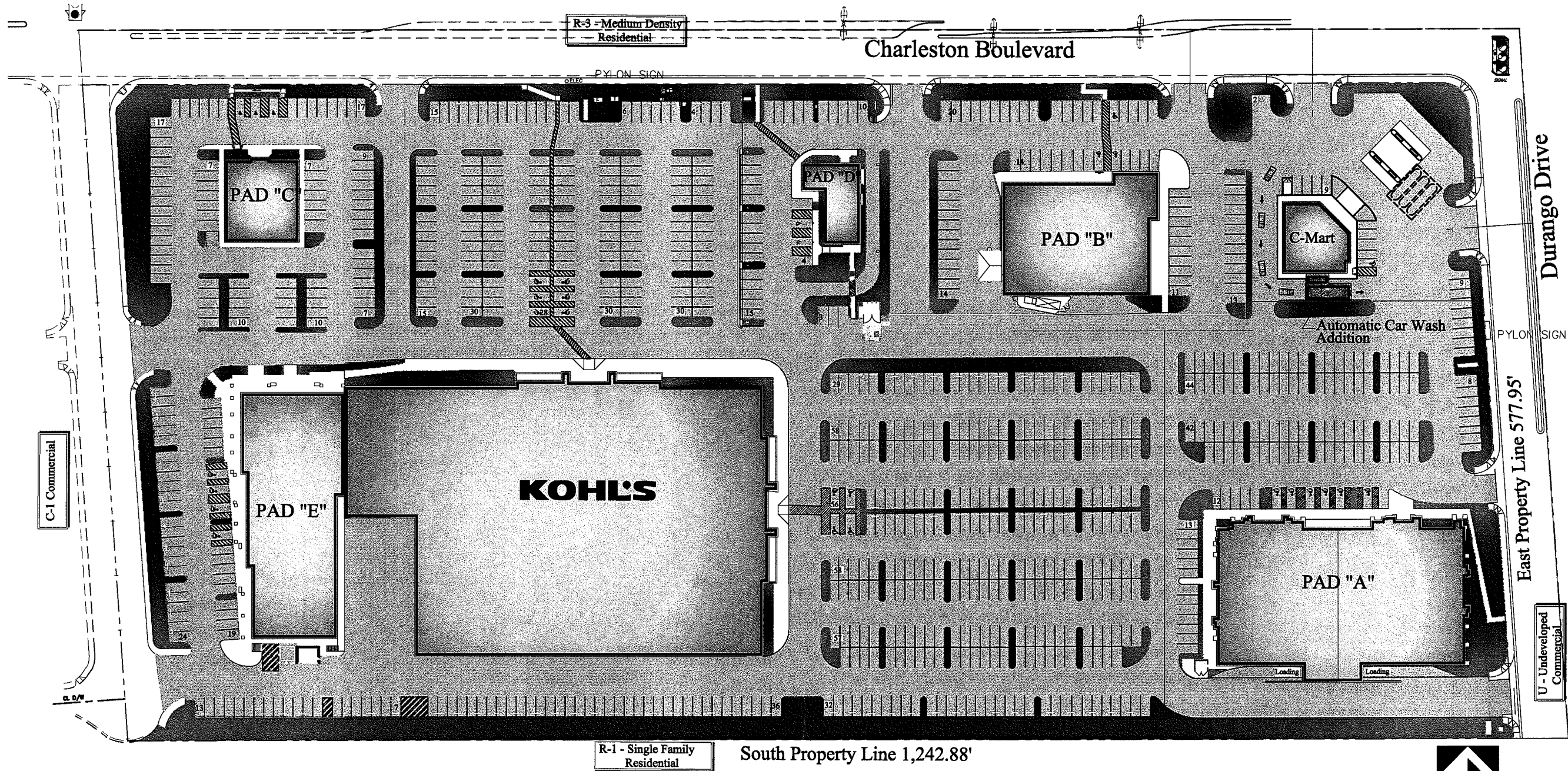
*Peccole
Enterprizes*

MAJOR DEVIATION
LAS VEGAS, NEVADA



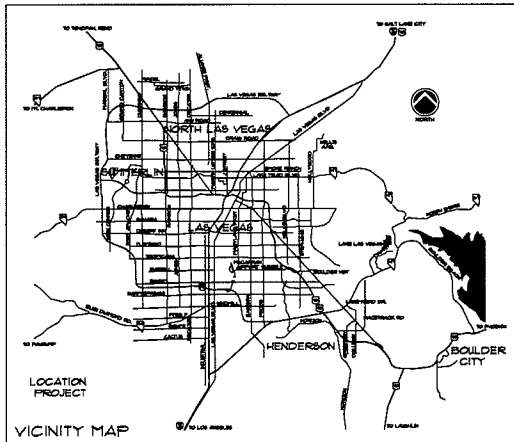
rsj architecture
6525 W. Warm Springs Rd. Ste 150
Las Vegas, NV 89118
p. 798.7839
f. 798.7849

www.rsjarchitecture.com



SITE PLAN - EXISTING

SCALE: 1" = 50'



RECEIVED
FEB 01 2011

SUP-40843
SDR-40836
04/12/11 PC

BLDG. DATA INFORMATION			SITE DATA INFORMATION	
PAD	USE	SQ. FEET	MUNICIPALITY: Las Vegas	
A	W	28,810.00	ZONING CLASSIFICATION: C-1	
B	W	14,000.00	CURRENT: C-1	
C	A2	4,200.00	DESIRED: C-1	
C-MART	W	4,310	ASSESSOR'S PARCEL NUMBER: 163-05-917-007	
D	A2	2,800	LAND AREA GROSS: 763,235.55	
E	BM	18,086.05	LAND AREA NET: 745,800.16	
KOHL'S	W	88,740	TOTAL BUILDING AREA: 182,049	
TOTAL		182,575	LAND/BUILDING RATIO: 4.60	
LANDSCAPE SETBACK			PROVIDED	REQUIRED
FRONT			15'	15'
REAR			20'	21'
SIDE			10'	10'
CORNER SIDE			10'	10'
BUILDING SETBACK			PROVIDED	REQUIRED
FRONT			86'-5"	25'
REAR			52'-0"	10'
SIDE			110'-6"	10'
CORNER SIDE			29'-1"	15'
BUILDING HEIGHT			ALLOWED	50'
PROVIDED			50'	50'
PARKING			PROVIDED	REQUIRED
817			817	649
PARKING RATIO			5.04	5.04
ACCESSIBLE PARKING			REQUIRED	17
PROVIDED			29	29



6525 west warm springs rd.
suite 100
las vegas, nv 89116
p. 702.7830
f. 702.7848
www.rajarchitecture.com

PECCOLE PLAZA AT CHARLESTON & DURANGO
MAJOR SITE PLAN MODIFICATION - CAR WASH
EXISTING CONDITIONS

PROJECT:

ISSUE DATE:

08-26-10

JOB NUMBER:

10-512

PLOT DATE:

DRAWN BY:

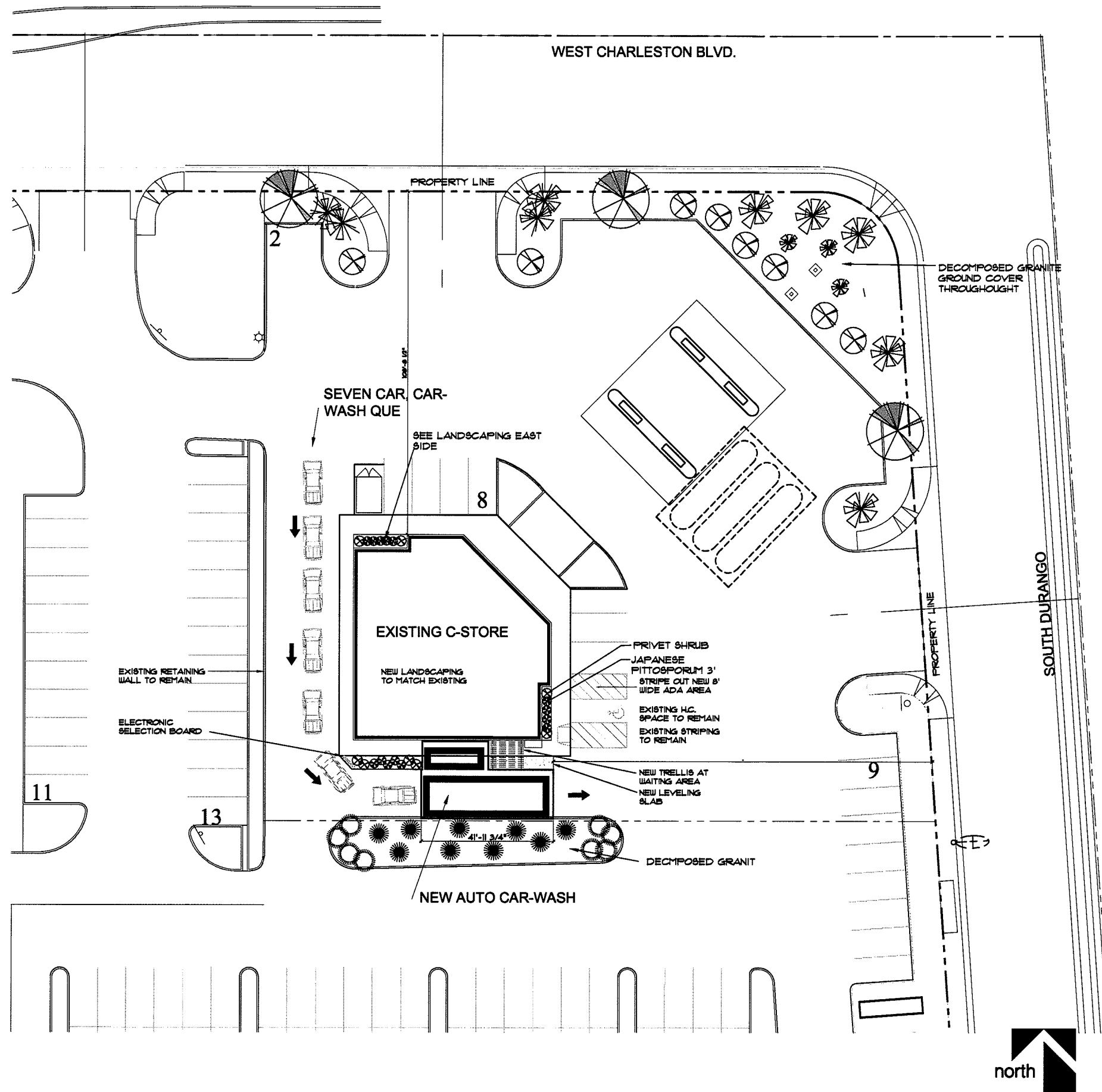
TEAM

SHEET TITLE:

SITE PLAN

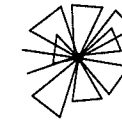
SHEET NO:

SP01



SCALE: 1/16" to 1'-0"

LANDSCAPE SYMBOLS



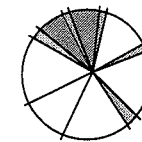
MEDITERRANEAN FAN PALM 25/30'



GUADALUPE PALM 1/2'



TEXAS SAGE 3'



MESQUITE TREE - 20/25'

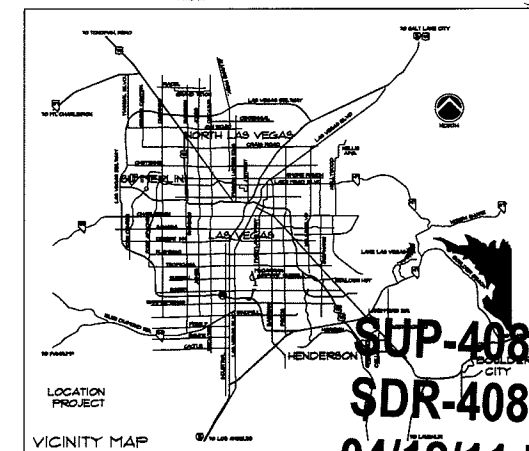
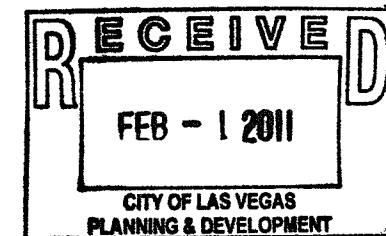


PINK OLEANDER- 3'h x 3-4'



BEARGRASS

NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY



Peccole
Enterprizes

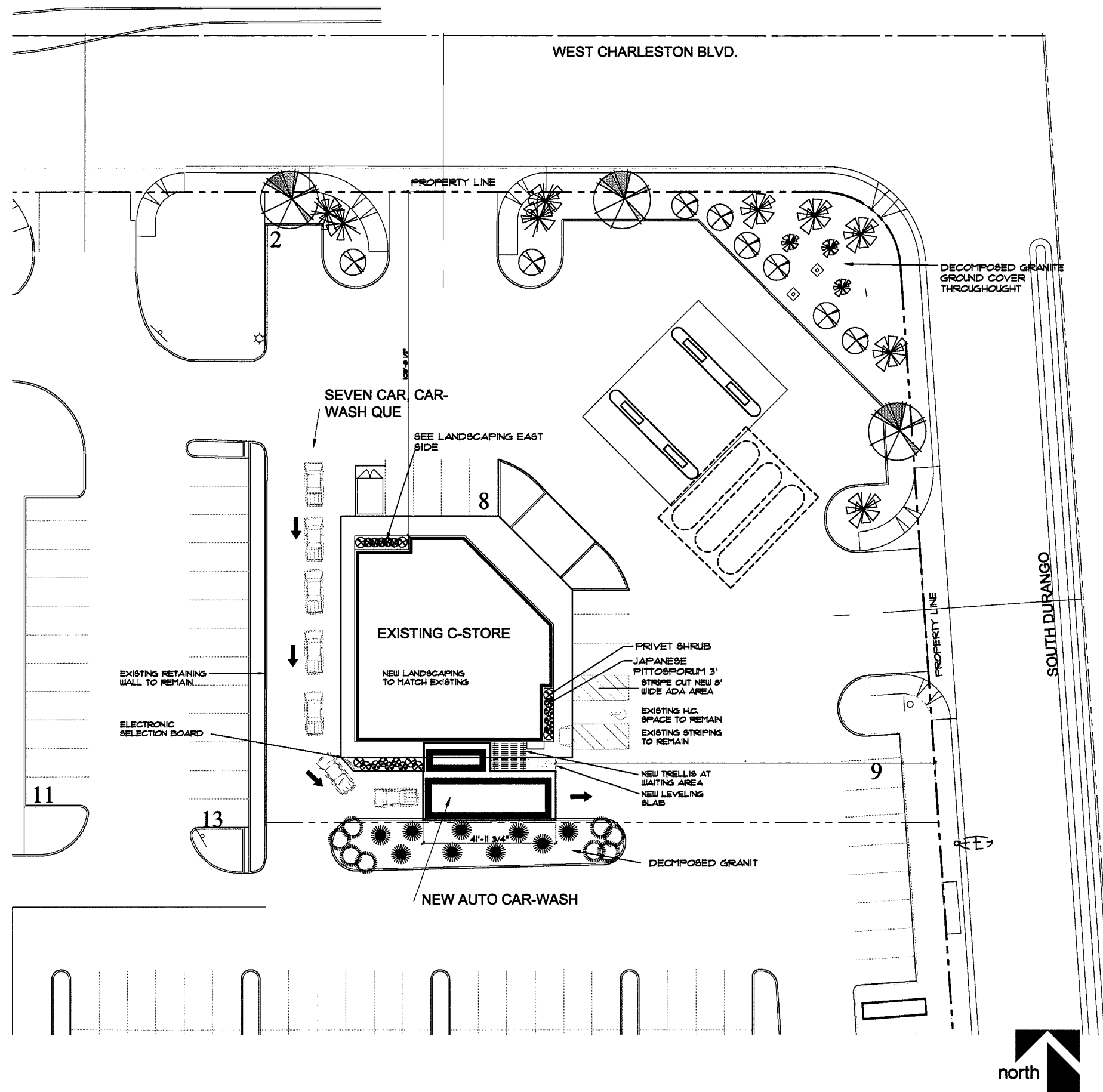
MAJOR DEVIATION
LAS VEGAS, NEVADA



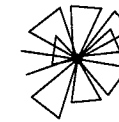
rsj architecture
6525 W. Warm Springs Rd. Ste 150
Las Vegas, NV 89118
p. 796.7839
f. 796.7849

www.rsjarchitecture.com

SUP-40843
SDR-40836
04/12/11 PC



LANDSCAPE SYMBOLS



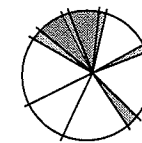
MEDITERRANEAN FAN PALM 25/30'



GUADALUPE PALM 1/2'



TEXAS SAGEN 3'



MESQUITE TREE - 20/25'



PINK OLEANDER- 3'h x 3-4'



BEARGRASS

NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY

RECEIVED
FEB 01 2011

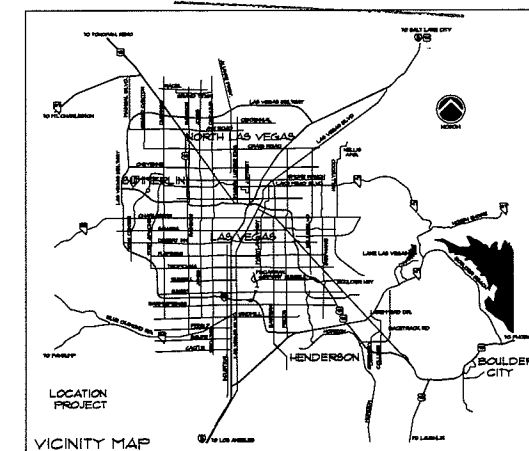
SUP-40843

SDR-40836

04/12/11 PC

Peccole
Enterprizes

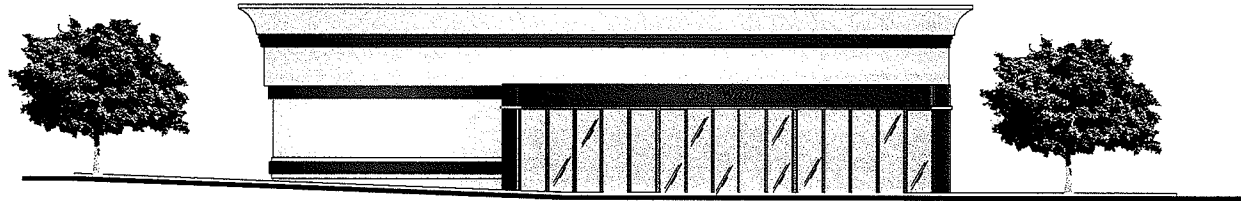
MAJOR DEVIATION
LAS VEGAS, NEVADA



rsj architecture
6525 W. Warm Springs Rd. Ste 150
Las Vegas, NV 89118
p. 798.7839
f. 798.7849

www.rsjarchitecture.com

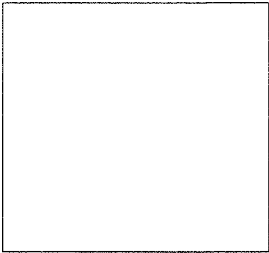
SCALE: 1/16" to 1'-0"



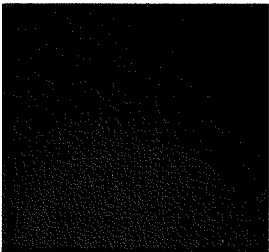
SOUTH ELEVATION



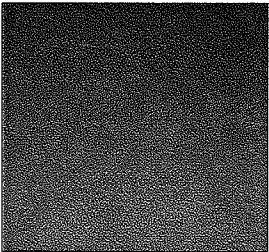
EAST ELEVATION FACING DURANGO



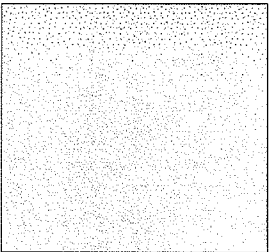
CORNICE AND COLUMN
DUNN EDWARDS DEW380



TRIM AND CAR WASH FASCIA
DUNN EDWARDS DEA 104



EXISTING TILE ROOF



ACCENT AREAS
COLOR LIFE
TRANQUIL LRV#61



PAD 'A' NORTH ELEVATION



PAD 'B' N/E ELEVATION



PAD 'C' NORTH ELEVATION



PAD 'E' NORTH ELEVATION



PAD 'E' WEST ELEVATION



PAD 'D' NW ELEVATION

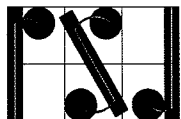


KOHL'S NORTH ELEVATION

*Peccole
Enterprizes*

MAJOR DEVIATION
LAS VEGAS, NEVADA

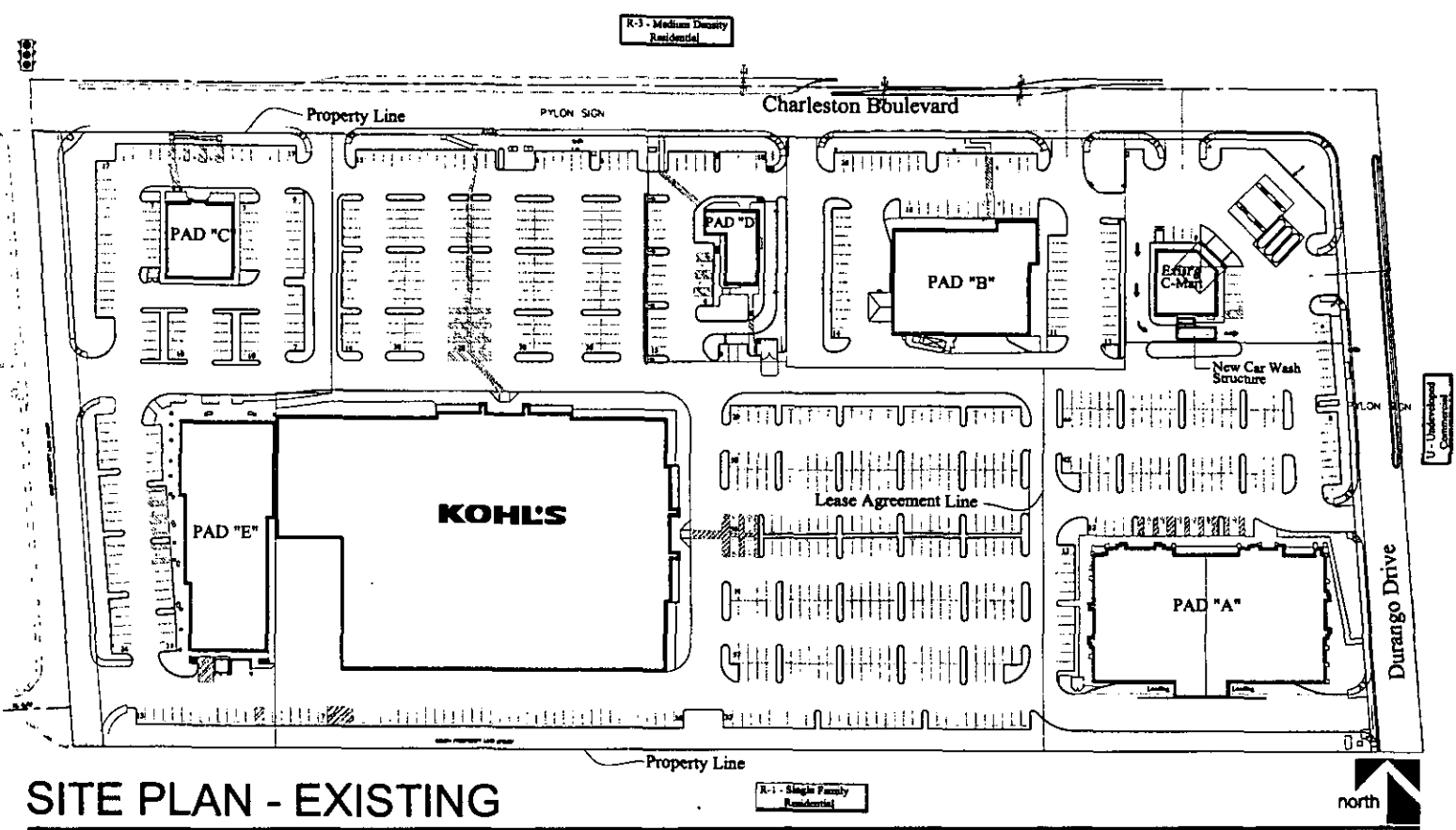
RECEIVED
FEB 01 2011



rsj architecture
6525 w. warm springs rd. ste 150
las vegas, nv 89118
p. 798.7838
f. 798.7849
www.rsjarchitecture.com

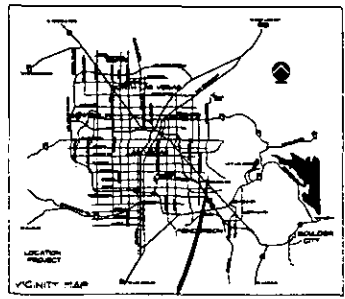
SUP-40843
SDR-40836
04/12/11 PC

R:\10-Projects\10-513 Peccole\200 - Design Schematic - Development\1 - Current\ExistingSiteConditions.dwg, 2/1/2011 11:32:49 AM, SHARP MX-3501N



SITE PLAN - EXISTING

SCALE: 1" = 50'



REG. INFORMATION		
NO.	DE.	DATE
1	1	2/1/11
2	1	2/1/11
3	1	2/1/11
4	1	2/1/11
5	1	2/1/11
6	1	2/1/11
7	1	2/1/11
8	1	2/1/11
9	1	2/1/11
10	1	2/1/11

SITE DATA INFORMATION		
NO. 101-111-111	Las Vegas	
EXISTING CLASSIFICATION	CE-1	
ADDRESS	100-00-017-007	
LAND AREA ACRES	17.82	
LAND AREA SQ. FT.	768,000.00	
TOTAL BUILDING AREA	100,000.00	
LANDSCAPE RATIO	PROVIDED	REQUIRED
FRONT	10'	10'
REAR	10'	10'
SIDE	10'	10'
CORNER SIDE	PROVIDED	REQUIRED
BUILDING SETBACK	PROVIDED	REQUIRED
FRONT	20'-0"	20'
REAR	20'-0"	20'
SIDE	10'-0"	10'
CORNER SIDE	20'-0"	20'
BUILDING HEIGHT	PROVIDED	REQUIRED
ALLOWED	PROVIDED	REQUIRED
PARKING	PROVIDED	REQUIRED
PARKING RATIO	17	20
ACCESSIBLE PARKING	PROVIDED	REQUIRED

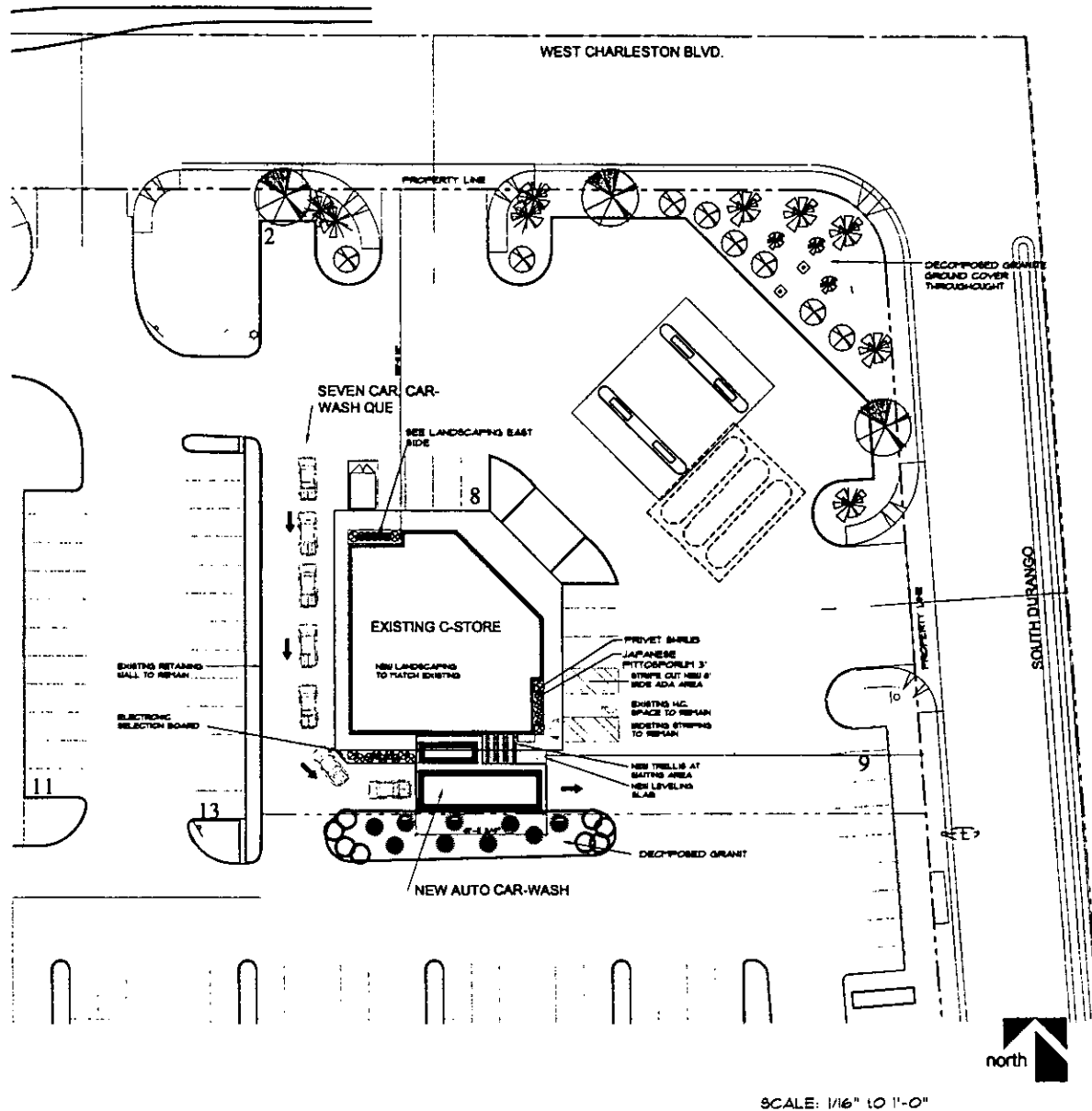
PECCOLE PLAZA AT CHARLESTON & DURANGO
MAJOR SITE PLAN MODIFICATION - CAR WASH
EXISTING CONDITIONS

PROJECT
DATE
JOB NUMBER
PLOT DATE
DRAWN BY
CHECKED BY
BEST COPY

SP01

RECEIVED
FEB 01 2011

SUP-40843
SDR-40836



LANDSCAPE SYMBOLS



MEDITERRANEAN FAN PALM 25/30'



GUADALUPE PALM 12'



TEXAS SAGE 3'



MESQUITE TREE - 20/25'

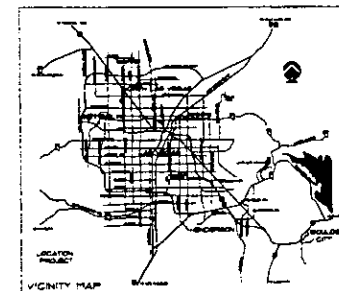


PINK OLEANDER - 35 x 3-4'



DELONIX

NOTE:
ALL LANDSCAPING IS EXISTING, MATURE AND HEALTHY



*Peccole
Enterprizes*
MAJOR DEVIATION
LAS VEGAS, NEVADA



RECEIVED
FEB 01 2011
SUP-40843
SDR-40836

R:\10-Projects\10-513 Peccole\200 - Design Sche - Develop\2 - GRAPHICS\2 - Color Elevations\1 - Current\East-elevation bound.dwg, 2/1/2011 11:44:50 AM, SHARP MK-35



SOUTH ELEVATION



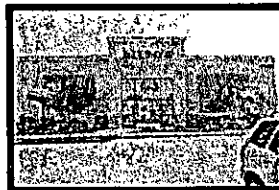
EAST ELEVATION FACING DURANGO



PAD 'A' NORTH ELEVATION



PAD 'B' N/E ELEVATION



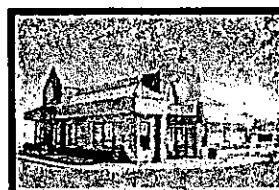
PAD 'C' NORTH ELEVATION



PAD 'E' NORTH ELEVATION



PAD 'E' WEST ELEVATION



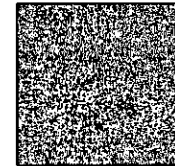
PAD 'D' N/W ELEVATION



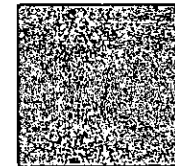
KOHL'S NORTH ELEVATION



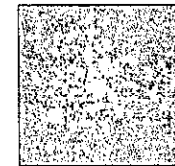
CORNICE AND COLUMN
DUNN EDWARDS DEW380



TRIM AND CAR WASH FASCIA
DUNN EDWARDS DEA 104



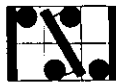
EXISTING TILE ROOF



ACCENT AREAS
COLOR LIFE
TRANQUIL LRV#61

Peccole
Enterprizes
MAJOR DEVIATION
LAS VEGAS, NEVADA

RECEIVED
FEB 01 2011


re:j architecture
6025 W. GRAND AVENUE, SUITE 100
LAS VEGAS, NV 89118
P. 702.733.7333
F. 702.733.7333
www.rejarchitecture.com

SUP-40843
SDR-40836

Pre-Application
Conference

Item Required

YES NO

CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST



APPLICATION PACKET

Fees

Appl. Type	Application	Notification	Recordation	Sub-Total
☒ ☐	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			
☐ ☒	Development Impact Notice and Assessment (DINA)			
☐ ☒	Project of Regional Significance (PRS)			
☒ ☐	Detailed justification letter			
☒ ☐	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)			
☐ ☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			
☒ ☒	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements			
			Subtotal:	\$ 2060.00
			Grand Total All Fees:	\$2060.00

REQUIRED DRAWINGS 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)

SITE PLAN

☒ ☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	7
☒ ☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒ ☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒ ☐	All adjacent existing land uses and street names labeled	NOTES:	
☒ ☐	All points of ingress and egress shown		
☒ ☐	ADA accessibility requirements shown/labeled		
☒ ☐	Parking standard(s) utilized:		
☒ ☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒ ☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☒ ☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):	2
☒ ☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	1
☒ ☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒ ☐	All required parking lot fingers/islands shown	NOTES:	
☒ ☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

☒ ☐	Scale and building dimensions labeled	Folded Plans (1 per application):	2
☒ ☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:	1
☒ ☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒ ☐	8" x 10" photo of original color and material board	NOTES:	
☒ ☐	All wall sign locations shown and sizes noted		

FLOOR PLANS

☒ ☐	Scale and building dimensions labeled	Folded Plans (1 per application):	2
☒ ☐	North arrow and scale	Rolls Plans:	1
☒ ☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒ ☐	Use of all rooms noted/labeled	NOTES:	
☒ ☐	Maximum Occupancy (per I.B.C.)		
☒ ☐	Seating Capacity (where applicable)		

CONTINUED NEXT PAGE

RECEIVED
FEB 01 2011

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. 01/26/95 - The Planning Commission approved a plot plan and building elevation review (Z-0102-86) (1) for a convenience store with gas station (Grumpy's) at 8601 West Charleston Boulevard. A Site Development Plan Review (Z-0102-86) (2) for a 159,360 square foot retail shopping center was withdrawn by the applicant.
3. 02/15/95 - The Planning Commission approved a Special Use Permit (U-0327-94) for beer and wine sales in conjunction with a convenience store with a gas station at 8601 West Charleston Boulevard.
4. 07/25/95 - A building permit (95382910) was issued for a Certificate of Occupancy from Grumpy's Convenience Store at 8601 West Charleston Boulevard. The permit was finalized on 11/06/95.
5. 07/08/95 - A business license (L10-00144) was issued for Beer/Wine/Cooler off-sale at 8601 West Charleston Boulevard. The license is currently active.
6. 11/03/95 - A business license (C15-00194) was issued for a Convenience Store at 8601 West Charleston Boulevard. The license is currently active.
7. 12/15/95 - A business license (G01-01706) was issued for Gaming Restricted at 8601 West Charleston Boulevard. The license is currently active.
8. Indicate on the site plan that each bay will have a stacking lane that will accommodate at least 6 cars. (As required per Title 19.04.)
9. ~~The on-site parking requirement is 1 space for each 150 square feet of gross floor area, independent of vehicle stacking space.~~ *OK*
Provide a parking analysis to indicate that adequate parking is available for the proposed use.
10. All drawings shall be to scale.
11. Car Wash 5F 1200.
12. Water Recycled - speak w/ Environmental Division of Public Works,
John Bentsen
13. Fire has no comments.
14. Meet w/ Flood Control (Peter Jackson) that elevations are same as
existing building.
15. Metal Building
16. Parking from Shopping Center @ 1 per 250 SF

RECEIVED
FEB 01 2011

-- 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



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

June 1, 2011

Mr. Robert Peccole
Three Bs, Inc.
8689 West Charleston Boulevard
Las Vegas, Nevada 89118

RE: SDR-40836 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-40843
CITY COUNCIL MEETING OF JUNE 1, 2011

Dear Mr. Peccole:

The City Council at a regular meeting held June 1, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 1, 2011. This approval is subject to:

Planning

1. Conformance to the approved conditions for Rezoning Z-0102-86, Master Sign Plan (MSP-0011-02) and Site Development Plan Review Z-0102-86(1).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/01/11, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/01/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Remove and replace handicapped ramps on the nearest driveway accessing Durango Drive to meet Americans with Disabilities Act and current City Standards, concurrent with onsite development.

Mr. Robert Peccole
SDR-40836 – Page Three
June 1, 2011

15. Site development to comply with all previous conditions of approval for Z-34-81(4) and all other site-related actions.

Sincerely,


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

cc: Mr. Jeffrey Smith
RSJ Architecture
6265 West Warm Springs Road
Las Vegas, Nevada 89118



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

May 19, 2011

Mr. Robert Peccole
Three Bs, Inc.
8689 West Charleston Boulevard
Las Vegas, Nevada 89118

RE: SDR-40836 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-40843
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Mr. Peccole:

The City Council at a regular meeting held May 18, 2011, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 1, 2011 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,

A handwritten signature in black ink, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Jeffrey Smith
RSJ Architecture
6265 West Warm Springs Road
Las Vegas, Nevada 89118

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

April 13, 2011

Mr. Robert Peccole
Three Bs, Inc.
8689 West Charleston Boulevard
Las Vegas, Nevada 89118

**RE: SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-40843
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Peccole:

Your request for a Site Development Plan Review FOR A PROPOSED 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Rezoning Z-0102-86, Master Sign Plan (MSP-0011-02) and Site Development Plan Review Z-0102-86(1).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/01/11, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/01/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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



5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Mr. Robert Peccole
SDR-40836 - Page Three
April 13, 2011

14. Remove and replace handicapped ramps on the nearest driveway accessing Durango Drive to meet Americans with Disabilities Act and current City Standards, concurrent with onsite development.
15. Site development to comply with all previous conditions of approval for Z-34-81(4) and all other site-related actions.

This action by the Planning Commission on **April 12, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeffrey Smith
RSJ Architecture
6265 West Warm Springs Road
Las Vegas, Nevada 89118



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 30, 2011

Mr. Robert Peccole
Three Bs, Inc.
8689 West Charleston Boulevard
Las Vegas, Nevada 89118

**RE: SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-40843
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 12, 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 be available on-line on **Wednesday, April 6, 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,

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

cc: Mr. Jeffrey Smith
RSJ Architecture
6265 West Warm Springs Road
Las Vegas, Nevada 89118

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

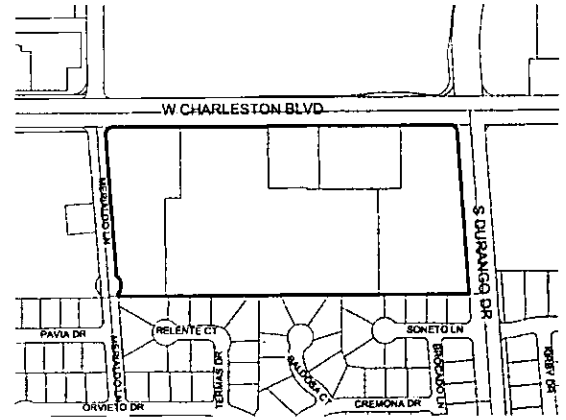
VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THREE BS, INC. - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40843 - PUBLIC HEARING - APPLICANT/OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

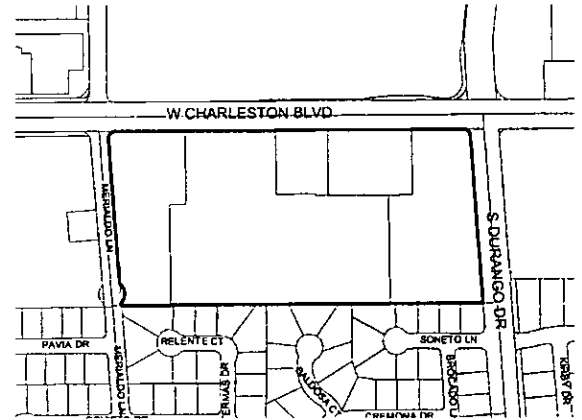
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THREE BS, INC. - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40843 - PUBLIC HEARING - APPLICANT/OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Application Location



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

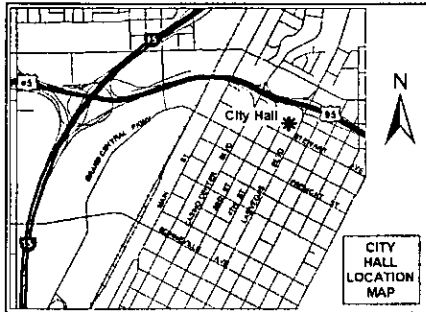
Public Hearing Information

Meeting: Planning Commission
Date: April 12, 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 Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For 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

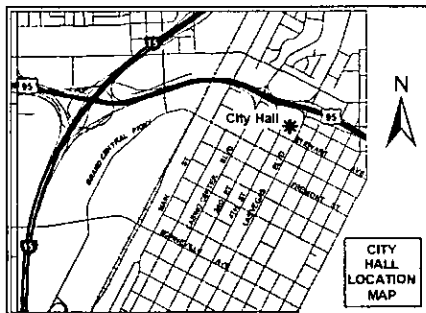
Please use available blank space on card for your comments.

SUP-40843 & SDR-40836

Planning Commission Meeting of 4/12/2011

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



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.

SUP-40843 & SDR-40836

Planning Commission Meeting of 4/12/2011

Development Notification

PC Meeting: 04/12/2011

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

SDR-40836

Angel Park Ranch Architectural Committee

Canyon Gate Master Association

Diamond Springs Estates HOA

Elan HOA

Fairway Pointe HOA

Lakeside Village HOA

Neighborhood Alliance NCG

Peccole Ranch Community Association

Plantea Court HOA

Queensridge Owners Association

Sycamore Estates HOA

Sycamore Square J HOA

Tuscany Hills North HOA

West Sahara Community Association

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SUP-40843

SDR-40836

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIDNS	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	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<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
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
<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, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

*** ONLY THOSE INOCATED 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



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

SUP-40843 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE - OWNER: THREE BS, INC. - Request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

SDR-40836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40843 - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE - OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

PLANNING COMMISSION: **APRIL 12, 2011**

CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 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:

4K

Report Date 02/02/2011 04:22 PM

Submitted By

Page 1

A/P # 40836 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/01/2011 15:47	982998	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

SDR-40836 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RSJ ARCHITURE/OWNER: THREE BS, INC. - Request for a Site Development Plan Review FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Parent A/P #

Project # 40836 Project/Phase Name PECCOLE PLAZA Phase #
Size/Area 17.52 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16305517007

Location

Owner/Tenant

Contact ID AC650821 Name THREE BS INC
Mailing Address 8689 W. CHARLESTON
City LAS VEGAS Organization
ZIP/PC 89118 State/Province NV
Day Phone (702)366-9140 x Country
Fax (702)366-9217 Evening Phone
Mobile # ☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8601 W CHARLESTON BLVD
LAS VEGAS, 89117-

8621 W CHARLESTON BLVD 150
LAS VEGAS, 89117-

8621 W CHARLESTON BLVD 110
LAS VEGAS, 89117-

8621 W CHARLESTON BLVD
LAS VEGAS, 89117-

Report Date 02/02/2011 04:22 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcele

16305517007

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1071284 ☐ Foreign
Effective Expire
Name RSJ ARCHITECTURE
Day Phone (702)978-7839 x Eve Phone Organization
Pager PIN # Position
Fax (702)978-7849 Mobile Profession
E-Mail
Address 6265 W WARM SPRINGS
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments Jeffrey Smith

Primary Y Capacity OWNER Contact ID AC650821 ☐ Foreign
Effective Expire
Name THREE BS INC
Day Phone (702)366-9140 x Eve Phone Organization
Pager PIN # Position
Fax (702)366-9217 Mobile Profession
E-Mail
Address 8689 W. CHARLESTON
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/01/2011 15:57	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/01/2011 15:57	30.00
PROCESSING FEE	P	02/01/2011 15:57	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Comments									

Activity Review Details

Report Date 02/02/2011 04:22 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By JMARSHALL

Modified Date/Time 01/31/2011 15:33

Comments

No Comments

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	H99910567	11686	HISTORIC PLANNING APPLICATION	Z-HISTORIC

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition Supervisor Required						
Z-LEGAL				982998	02/01/2011 15:47	
N						

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

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 02/02/2011 04:22 PM

Submitted By

Page 4

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

Y Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/12/2011	PC	SCHEDULED	0	0	0
JMARSHALL	01/31/2011				

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# JEFFREY SMITH; FOSSIL FUEL INC; CK#15467; 702-798-7839;	890381	02/01/2011 15:58		0.00

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MAJOR ALTERATION
Project Address (Location) 8601 W CHARLESTON
Project Name TERCCOLE PLAZA Proposed Use CAR WASH/RETAIL
Assessor's Parcel #(s) 163-05-517-007 Ward # _____
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 162,049 Floor Area Ratio 4.6
Gross Acres 17.52 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER THREE B'S INC Contact ROBERT TERCCOLE
Address 8689 W CHARLESTON Phone: 346 9146 Fax: 346 9217
City LAS VEGAS State NV Zip 89118
E-mail Address JSMITH@RSIARCHITECTURE.COM

APPLICANT RSI ARCHITECTURE Contact JEFFREY SMITH
Address 6265 W WARM SPRINGS Phone: 978-7839 Fax: 978-7849
City LAS VEGAS State NV Zip 89118
E-mail Address JSMITH@RSIARCHITECTURE.COM

REPRESENTATIVE RSI ARCHITECTURE Contact JEFFREY SMITH
Address 6265 W WARM SPRINGS Phone: 978-7839 Fax: 978-7849
City LAS VEGAS State FL Zip 89118
E-mail Address JSMITH@RSIARCHITECTURE.COM

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 ROBERT N. TERCCOLE JR

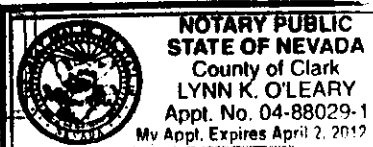
Subscribed and sworn before me

This 31st day of JANUARY, 20 11

[Signature]

Notary Public in and for said County and State

RECEIVED
FEB 01 2011



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40836</u>
Meeting Date:	<u>4-12-11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>1-31-11</u>
Received By:	<u>[Signature]</u>

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40836** APN: 163-05-517-007
Name of Property Owner: Three B's, Inc.
Name of Applicant: Three B's, Inc.
Name of Representative: Robert N. Pearce, Jr.

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: _____

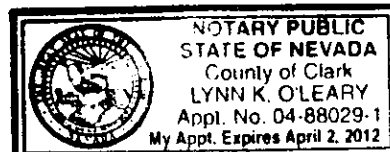
Signature of Property Owner: [Signature]

Print Name: Robert N. Pearce, Jr.

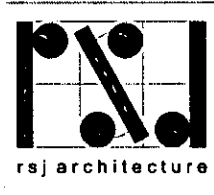
Subscribed and sworn before me

This 9th day of December, 20 10

Lynn K. O'Leary
Notary Public in and for said County and State



RECEIVED
FEB 01 2011



January 31, 2011

City of Las Vegas
Planning and Development Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter
Car Wash addition to existing Convenience Store
Located at 1801 W. Charleston Blvd.
Las Vegas, Nevada 89117

Please accept this application for the referenced project. The original approved application number is Z-102-86(4).

We feel that this area is underserved with respect to a service of this type. The project is master planned with major retail and shopping centers fronting Charleston Blvd. The existing service building is located on an accessible corner. The Automatic Car Wash will be located on the south side of the C-Store where accessibility and stacking exist. With water usage becoming an increased concern, services such as this offer an opportunity to recycle and save a valuable resource.

The project includes 3,000 sf of building on 162,049sf of total land development. The building uses have not changed with respect to the original submittal.

Please accept this amendment to the original submittal. We are happy to answer any questions you have.

Respectfully,

Jeffrey J. Smith

RECEIVED
FEB 01 2011

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

FOSSIL FUEL, INC.

Nevada Business Identification # NV19941131995

Expiration Date: December 31, 2011

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

This license shall be considered valid until the expiration date listed above unless suspended or revoked in accordance with Title 7 of Nevada Revised Statutes.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Great Seal of State,
at my office on November 12, 2010



ROSS MILLER
Secretary of State

RECEIVED
FEB 01 2011

This document is not transferable and is not issued in lieu of any locally-required business license, permit or registration.

**You may verify this Nevada State Business License
online at www.nvsos.gov under the Nevada Business Search.**

QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged ROBERT J. PECCOLE, ROBERT N. PECCOLE
AND WILLIAM P. PECCOLE

do hereby quitclaim to THREE BS, INC., A NEVADA CORPORATION

4000 W Ogando, Las Vegas, Clark Co., Nv

the real property in the
City of LAS VEGAS County of CLARK State of Nevada, described as:

¹³²⁰
The East ~~1390~~ feet of the North 650 feet of the East
Half (E½) of Section 5, Township 21 South, Range 60
East, M.D.B. & M.

Except the interest in the North 50 feet of said land
as conveyed to the County of Clark for roads, utilities
and other public and incidental purposes by Deeds recorded
February 7, 1964 as Document No. 412324 of Official
Records, and recorded January 7, 1964 as Document No. 405979
of Official Records, Clark County, Nevada

And the East 50 feet as conveyed to Clark County

163-05-503-001

Witness hand this 18th day of November, 1993

STATE OF NEVADA,
COUNTY OF CLARK

ss.

On November, 1993 personally

appeared before me, a Notary Public,
ROBERT J. PECCOLE

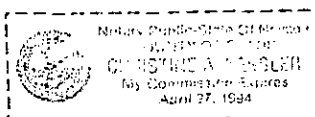
ROBERT N. PECCOLE

WILLIAM P. PECCOLE

who acknowledged that they executed the above instrument.

Signature: Christine A. Kessler

(Notary Public)



Notarial Seal

THIS FORM COMPLEMENTS OF

Title Order No. _____

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

RECEIVED
FEB 01 2011

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
R. PECCOLE
11-19-93 113:48 15J
BOOK 931113 INST 01349
FEE: 7.00 RPT: EX#010
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

WHEN RECORDED MAIL TO

Name
Street Address
City & State

ROBERT N. PECCOLE
600 Lacy Lane
Las Vegas, Nevada 89107