



WALKER ENGINEERING, LLC

October 31, 2007
WE Project No. 1118.00

City of Las Vegas
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

RE: Site Development Plan for "Goo Goo Car Wash"
APN: 138-36-408-006

To whom it may concern:

This application is for a Site Development Plan for the proposed car wash on APN 138-36-408-006. Goo Goo Car Wash is a family owned and operated business that has been in business since 1945. They currently have 35 locations in 10 states and would like to bring their services to the Las Vegas Area. This particular project site is located north of the Charleston and Lindell intersection. The proposed car wash building is 3,226 square feet and encompasses approximately 0.84 gross acres. This car wash business is unique in that it provides free vacuuming. The site has been designed with the optimum site orientation.

Alpine Place, an existing sixty (60) foot right-of-way borders the property to the north. To the east and west of this project site is existing commercial (C-1). To the south of this site is Charleston Boulevard, an existing one-hundred (100) foot right-of-way. Currently the project site has an existing restaurant and parking that will be removed.

With the development of this site, we are asking for a waiver of perimeter landscaping along the east property line. The landscape requirement along the east property line is 8' where 0' is proposed. In the existing conditions, the site does not have any landscaping along the east boundary of the site. The existing commercial project to the east has approximately 7.5' of landscaping adjacent to this project site. This project is providing the required landscaping along the north, west and south boundaries.

With the landscape waiver that this project is requesting, the development of the proposed car wash will provide more landscaping than is currently existing and will blend in with the existing surroundings.

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We look forward to working with Planning & Development for a favorable recommendation for this Site Development Plan with landscape waiver. We feel that this project will benefit the community, adheres to the master plan, is cohesive with the existing developments in the area and will not have a negative effect on the neighborhood. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
WALKER ENGINEERING



Treasea Wolf, P.E.
Project Manager

cc: Lamar Beck, Goo Goo Car Wash

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