June 27, 2007

Scott L. Baker, Architect, Inc.

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Project Name:	**Sahara Car Wash**
Project Address:	**4545 W. Sahara**
Project APN's:	**162-07-101-005 & 006**
Current Zoning:	**C-1**
Project Location:	South Side of Sahara and approximately 1,300 feet east of Decatur
Project History:	Previous location of the Phillips Supper Club
SLBA Project Number:	07-106

RE: Justification Letter for the following:

A. **Site Development Plan Review (SDR) & Waiver** of Landscape Requirements on East and West Property Lines and a Small Section of Landscape at the Rear of the Property.

B. **Special Use Permit (SUP)** for Automotive Car Wash / Detail in a C-1 Zone.

C. **Variance** to Allow the Building to Have a 0' setback where 10 feet is Required on the East Property Line.

Linda Harmon;

We have since resubmitted a revised site plan and elevations showing the Car Wash building smaller in s.f. to get down to our 13 parking spaces required per code. Therefore 1 of our 2 Variances for not enough parking can be eliminated without prejudice. This revised justification letter reflects these changes.

Project Type: This request is for a Car Wash that is both a drive through and depart or the option for a Car Wash detailed by staff while you wait. The actual building area under roof is approximately 1.948 sf in addition to the actual wash 'tunnel' which is *not* covered with a roof.

N.D.O.T.: Access to the site has been reviewed by NDOT and give a preliminary approval. Per NDOT, the site is required to have a 32' wide curb cut with a 25' curb radius entrance to the project and a 25' curb radius exit for the project. After further discussion it was decided that a 15' curb radius exit for the project still met the states requirements. The site plan design is based on a 25' curb radius entrance and a 15' curb radius exit.

Traffic: The traffic review portion of the project requested a long stacking area so that traffic would not be hindered as it moved east on Sahara. The building has been situated so after turning right off of Sahara, the automobiles travel adjacent to the west property line to the back or south portion of the site, where automobiles pass through of the two pay stands and then continue a u-turn to travel along the east property line as the washing takes place. Once washing has occurred, detailing and drying is completed under a tensile type cover if rquested.

Fire Depart.: The Fire Department has given a verbal 'ok' to the site plan 'in concept'. The required 24' wide access is provided through the site from Sahara to the southeast corner of the site with appropriate 28' and 52' turning radiis. Due to the narrowness of the site, proper turn around configuration is not possible with the function of the project. The only exit off of the site by the fire department is through the existing alley at the south east corner of the project. This alley access is approximately 20' wide and connects to Arville to the east.

Materials: The structure is to be of a combination of split face CMU and smooth face CMU with a red sandstone color. The first four feet will be a split face block. From this point to the top of the windows the block will be a smooth face, single score to give the 8" x 8" tile appearance. Above the windows will be a two course band of split face block to signify the 'header' over doors and windows. Above this point the block will be standard smooth face with the top two courses of the building to be split face to give the building a 'top' or 'cap'. Accent materials on the exterior will include the same face stone that is at the Red Rock Country Club (the stone is actually called Red Rock Country Ledgestone) here in Las Vegas and curved standing seam metal roof to cover the entrance doors. The overall height of the building is 20'-0". This may adjust up by as much as 1'-6" due to the unknown engineering requirements of the finish pad at this time.

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SUP-21979 SDR-21982
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Sahara Car Wash
Justification Letter

Parking/Load: Per the Development Code, the required parking ratio for this building type is 1 space for every 150 gross floor area, and the gross floor area is what is under roof. This project is 1,948 sf under roof. This means that the project is required to have a minimum of 13 parking spaces. The submitted site plan provides 13 parking spaces. Patrons will either stay in their automobiles while they are washed and then leave directly, or have staff wash and dry/detail their automobiles while they wait for a short amount for time.

A required 15' x 25' loading space and a trash enclosure is provided at the south side of the building so that they are not visible from Sahara.

Project Siting: The width of this narrow site is approximately 104'. Providing the necessary building, wash 'tunnel', building landscaping, sidewalk, parking and drive width, meant that the building had to be situated in the long direction or north-south direction. The variance for the building setback seems justified because the only way to make the project function, due to the narrowness of the site, was to place the building on the east property line in order to allow the minimum distances for the listing site items and to provide the proper stacking of automobiles. The Development Code requires that the building be place at least 10 feet from the side or east / west property lines. The building is approximately 50' from the west property line.

Landscaping: The required landscaping for the project, per the Development Code, is a 20' setback on Sahara, and an 8' setback at the rear and side property lines. By these guidelines, and removing the entrance drive area, this site is to have approximately 7,600 sf of landscape area. This would be a landscape coverage of 22.7%. This would seem to be an excessive amount of landscaping for such a small (and narrow) site. The landscape that is provided totals 3,238 sf of area or 10% of the site area. This 10% is a more appropriate amount or total for a site of this configuration. Again, due to the narrowness of the site and the function of the building, providing the 8' setback for landscaping on the east and west property lines would not/does not allow the car wash to work on this site. Providing this landscaping would leave site width of about 84 feet to work with. This is not enough width for the car wash. Another thing to consider is that the site is hidden between two existing buildings. Other then the street landscaping, the site landscaping will not be seen from Sahara. The provided landscaping along Sahara averages more than 20' in depth. The landscaping provided at the rear of the project is 4' wide for the width of the site and for about 30' along the west property line. Also landscaping is provided at the west and north sides of the building and on the ends of the parking runs. The requested waiver of the landscaping seems justified based on the site narrowness, site depth from Sahara, and the provided percentage of landscaping compared the overall site area.

Summary: This may seem like a long list of requests, but when you identify each item in detail, they are very realistic and reasonable requests in order to make this project type fit on this particular site. This product seems to be the only viable option for this site. The small site window from Sahara and the narrowness of the site mean that a office/retail building is not a viable building type on this site. Based on these findings, these requests are respectfully requested.

Sincerely;

JD Boteler

VAR-21980 VAR-21981
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