



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

CORRECTED LETTER

October 17, 2022

Mr. Christopher J. Rodenfels
Sahara West Executive Park LLC
2704 Botticelli Drive
Henderson, Nevada 89052

**RE: 22-0429-SUP1 AND 22-0429-SDR1
PLANNING COMMISSION MEETING OF OCTOBER 11, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 11, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.73 acres at the northeast corner of Sahara Avenue and Spanish Oaks Drive (APN 162-05-403-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

22-0429-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

22-0429-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,936 SQUARE-FOOT CAR WASH DEVELOPMENT

This approval is subject to the following conditions:

22-0429-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 & Safety.
4. These conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

22-0429-SUP1 AND 22-0429-SDR1 - Page Two
October 17, 2022

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

22-0429-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0429-SUP1).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 09/14/22; ~~landscape plan date stamped 09/14/22 and building elevations date stamped 08/17/22~~, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 structure.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

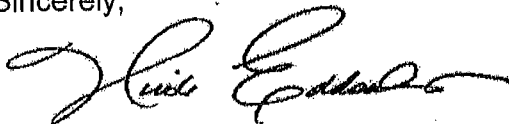
8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All adjacent sidewalks shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

22-0429-SUP1 AND 22-0429-SDR1 - Page Three
October 17, 2022

9. Concurrent with the development of this site, the median in Spanish Oaks shall be modified to regulate left-turn movements into/out from this site to meet the approval of the City Traffic Engineer.
10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. 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 submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

This item will be considered by the City Council on November 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Mr. Neil Capin
1761 Hotel Circle, Ste. 240
San Diego, CA 91208

Levene Ohene
Jay Brown
520 South 4th Street
Las Vegas, Nevada 89101