



**LAS VEGAS  
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cityoflasvegas  
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December 14, 2022

Alan Wise  
Zelzah Shrine Temple Inc  
2313 South Eastern Avenue  
Las Vegas, Nevada 89104

**RE: 22-0591-SUP1 AND 22-0591-SDR1  
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on a portion of 2.26 acres located on the north side of Sahara Avenue, approximately 330 feet east of Eastern Avenue (APN 162-01-401-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

**22-0591-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE**

**22-0591-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,814 SQUARE-FOOT FULL SERVICE CAR WASH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW CHAIN LINK FENCING WHERE SUCH MATERIAL IS PROHIBITED**

This approval is subject to the following amended conditions:

**22-0591-SUP1 CONDITIONS**

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0591-SDR1) shall be required, if approved.
3. 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.

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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0591-SDR1 AMENDED CONDITIONS**

##### Planning

1. The chain link fencing shall be removed upon final approval.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0591-SUP1) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 12/13/22, and building elevations date stamped 10/20/22, except as amended by conditions herein.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer on a portion of the north perimeter and a five-foot wide landscape buffer on a portion of the west perimeter where eight-feet is required.
6. An Exception from Title 19.08 is hereby approved, to allow two interior parking lot end caps with 24-inch box trees where nine are required at parking row end caps.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. 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, which 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.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to address access concerns on the undeveloped portion the existing lot. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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. Fire apparatus access roads shall have an unobstructed width of not less than 24 20 feet (7315 mm) (6096 mm), exclusive of shoulders, except for approved access security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus, with a minimum vehicle load of 33,000 pounds per axle, and shall be surfaced and paved so as to provide all-weather driving capabilities. In addition, fire apparatus access roads including elevated portions shall be designed with a ground bearing capacity not less than 75 psi (500 kPa) over the ground contact area.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

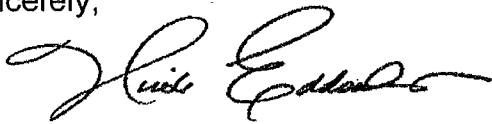
#### Public Works

13. The sidewalk adjacent to this site 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.
14. 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](mailto:ece@lasvegasnevada.gov).

15. 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.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on January 18, 2023. 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:

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