

**LAS VEGAS  
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DEPARTMENT OF PLANNING

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

April 11, 2022

Mr. Sarkis Furnchyan  
Washington Property 1, LLC  
3446 W. Hacienda Avenue  
Las Vegas, Nevada 89118

**RE: 22-0113-SDR1 - ADMINSTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – APRIL 2022**

Dear Applicant:

Your Land Use Entitlement request for a minor amendment to Site Development Plan Review [Z-0105-97(2)] FOR A PROPOSED CONVERSION OF AN EXISTING CAR WASH ESTABLISHMENT INTO A 4,465 SQUARE-FOOT CLINIC on 0.69 acres at 4450 East Washington Avenue (APN 140-29-212-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0105-97(2)] shall be required, if approved except as amended herein.
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 04/11/22, landscape plan and building elevations, date stamped 03/15/22, 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.

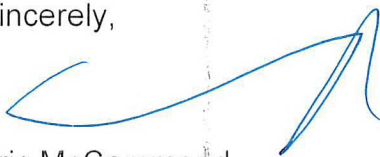
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. 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 drainageways recommended in the approved drainage study update.
10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation 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).

This action by the Department of Planning staff on **April 11, 2022** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Department of Planning

EM:nl

cc: Mr. Majed Khater  
MK Architecture LLC  
50 E. Serene Avenue, Ste. 414  
Las Vegas, Nevada 89123