



October 11, 2023

Bill Mason  
FEM, LLC  
1980 Festival Plaza Drive  
Las Vegas, Nevada 89148

**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DÍAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

MIKE JANSSEN  
City Manager

**RE: 23-0401 [SUP1 AND SDR1]  
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on a portion of 3.13 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APN 162-03-812-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz)

23-0401-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

23-0401-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 4,020 SQUARE-FOOT FULL SERVICE CAR WASH DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION STANDARDS

This approval is subject to the following conditions:

**23-0401 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 (23-0401-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 Building and Safety Division.

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

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

**23-0401 SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0401-SUP1) shall be required, if approved.
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 landscape plan and building elevations, date stamped 08/17/23, and site plan, date stamped 10/09/23 except as amended by conditions herein.
4. All development shall be in conformance with the site plan and building elevations date stamped 08/16/23; and landscape plan date stamped 09/14/23, except as amended by conditions herein.
5. A Waiver of Title 19.08.040(B)(6)(c) is hereby approved, to allow the building to not be placed at the street edge at the minimum setback line.
6. An Exception of Title 19.08.040 is hereby approved, to allow six 24-inch box trees in the interior parking lot area where 12 are required.
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 Building and Safety Division.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. 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 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
12. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
13. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
14. 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.

**Fire & Rescue**

15. 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.
16. The Applicant shall install an approved fire sprinkler system in all buildings in accordance with IFC Section 903 as amended. System(s) shall be installed by a licensed Nevada fire sprinkler Contractor.
17. Verify that all portions of the buildings exterior are within (150 feet non-sprinklered and 250 feet for a sprinklered) of the fire lane(s), or provide an acceptable mitigation to Fire Safety prior to final approval of civil plans.
18. Access to all Fire Department Connections, hydrants, ingress to buildings shall be in accordance with IFC 504

This action by the Planning Commission on October 10, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit->

Application-Status, or contact the Department of Community Development at 702.229.6301 after October 23, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

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Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Michael Cabral  
Cabral Car Wash  
540 Puenta Del Rey  
Las Vegas, Nevada 89138

Peter Laas  
Impulsive Civil Engineering  
7485 West Azure Drive, Suite 226  
Las Vegas, Nevada 89130