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cityoflasvegas
lasvegasnevada.gov

December 10, 2025

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

**RE: 25-0496 [EOT1 AND EOT2]
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **DECEMBER 9, 2025** voted to **APPROVE** the following Land Use Entitlement project requests on 0.98 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APN 162-03-812-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

25-0496-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0401-SUP1) - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

25-0496-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0401-SDR1) - 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:

25-0496-EOT1 CONDITIONS:

Planning

1. This approval shall expire on October 10, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (23-0401-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

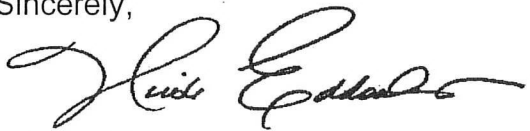
25-0496-EOT2 CONDITIONS:

Planning

1. This approval shall expire on October 10, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (23-0401-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **December 9, 2025** 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 **December 22, 2025**. 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.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Samantha Major
Impulse Civil Engineering, LLC
7485 West Azure Drive, Suite 226
Las Vegas, Nevada 89130