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April 13, 2011

Mr. Robert Peccole
Three Bs, Inc.
8689 West Charleston Boulevard
Las Vegas, Nevada 89118

**RE: SUP-40843 - SPECIAL USE PERMIT RELATED TO SDR-40836
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Peccole:

Your request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE USE at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Full Service use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40836) shall be required.
3. Conformance to the approved conditions for Rezoning Z-0102-86 and Site Development Plan Review Z-0102-86(1).
4. This approval shall be void two years from the date of final approval unless exercised pursuant to the provisions of Las Vegas Municipal Code Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 **April 12, 2011** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2011**. 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeffrey Smith
RSJ Architecture
6265 West Warm Springs Road
Las Vegas, Nevada 89118