



December 22, 2014

Toloui Hugh H
1872 Eagle Park Avenue
Clayton, California 94517

LAS VEGAS
CITY COUNCIL

RE: SDR-56167 [PRJ-56033] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2014

CAROLYN G. GOODMAN
MAYOR

Dear Applicant:

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

The City Council at a regular meeting held December 17, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 6,100 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED on 1.36 acres at the northeast corner of Joann Way and Cheyenne Avenue (APN 138-12-801-016), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2014. This approval is subject to:

ELIZABETH N. FRETWELL
CITY MANAGER

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/07/14, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the east property line where eight feet is required and zero-foot landscape buffer along the west property line where 15 feet is required.
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.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6511
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/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

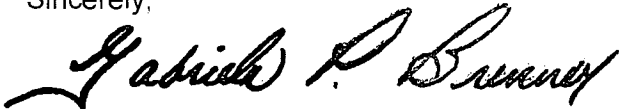
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently 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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following: Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation.
9. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
10. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
11. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Toloui Hugh H
SDR-56167 – PAGE THREE
December 22, 2014

Public Works

13. In accordance with code requirements of Title 13.56, remove all unused driveways and substandard street improvements and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Sincerely,

A handwritten signature in black ink, reading "Gabriela P. Brenner". The signature is fluid and cursive, with a large initial "G" and a stylized "P".

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Demetrius McWhoter
2600 Bryant Avenue
Las Vegas, Nevada 89102