

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-44-45-46-2020 **2595 North Las Vegas Blvd Center**
Date: November 10, 2020

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
9. Cartier Avenue shall terminate in a cul-de-sac that meets Fire Safety requirements. No access shall be granted from Cartier Avenue to this proposed commercial development with the exception of emergency access only.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

November 10, 2020

- There is an existing sewer line located within the Cartier Avenue alignment of the subject property. Based upon a complete review of the required civil improvement plans, the water line within the Cartier Avenue alignment may need to be extended to Las Vegas Blvd. There are two Public Utility Easements within that general alignment as well. No permanent uses or obstructions can be constructed within the Easement and any proposed surface improvements require Utilities Director approval. Modifications to the site plan are needed to comply with the requirements.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Robert Weible, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman & Amy Michaels – Planning & Zoning
From: Gina Gavan – Chief Innovation Officer and Director Economic Development
Subject: SUP-000044-2020, SUP-000045-2020, SUP-000046-2020, 2595 North Las Vegas
Blvd Center – Special Use Permits
Date: November 30, 2020

The subject property requesting the Special Use Permits is located inside the City's North Redevelopment Area, at 2595 N Las Vegas Blvd.

SUP-000044-2020, SUP-00045-2020, SUP-00046-2020, SUP requests is to allow a self-service drive through car wash, a mechanic shop, and a public self-storage facility to be located at 2595 North Las Vegas Boulevard. (APN 139-13-301-001)

The property is made up of one parcel approximately 3.98 acres in size and is currently vacant. The development of this raw land and the proposed uses will provide revitalization and certain professional services such as a car wash and mechanics shop that is in demand within this area.

Should the Planning Commission approve the application, the Redevelopment Agency agrees with any conditions that Planning Staff provides, related to the project.

Architect Sean Nourani

AP+E Architects, Planners, Engineers

2115 West crescent Avenue Suite 261 Anaheim California 92801

Telephone: 424 365 2070 Fax: 714 844 4371 Email: architectseannourani@outlook.com

Proposed a self-service drive through car wash

October 27, 2020

Project:

Use of existing vacant land in commercial C2 zone. Proposing a self-service drive through car wash of 3400 sq. ft.,

Simultaneously we are proposing under a separate submittal:

Mechanic shop of 1400 sq. ft. and public self-storage facility of 43,800 sq. ft.

Project location:

2595 North Las Vegas Blvd. Las Vegas Nevada 89030

Property owner:

Donel developments LLC

Manager: Benjamin Donel

6125 Washington Blvd. Culver City Ca 90232

Telephone 310 864 7600

Project narrative

Use of existing vacant land in commercial C2 zone. Proposing a self-service drive through car wash of 3400 sq. ft.

This proposed facility includes 12 self-service vacuum parking space, which two are disabled accessible.

Car wash building consists of car wash tunnel, equipment room and restrooms.

Car wash tunnel is about 26' x 84'.

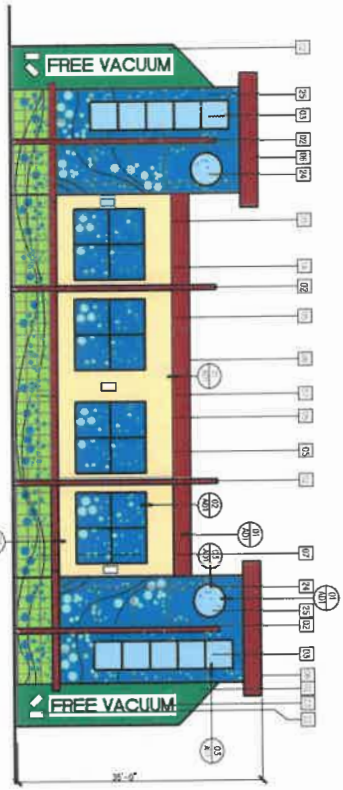
The process of attending the car wash is as, participants go into queuing (waiting) area.

Enter the car wash tunnel and as exit the tunnel, have the choice of driving to self service vacuum area or exit the car wash area all together.

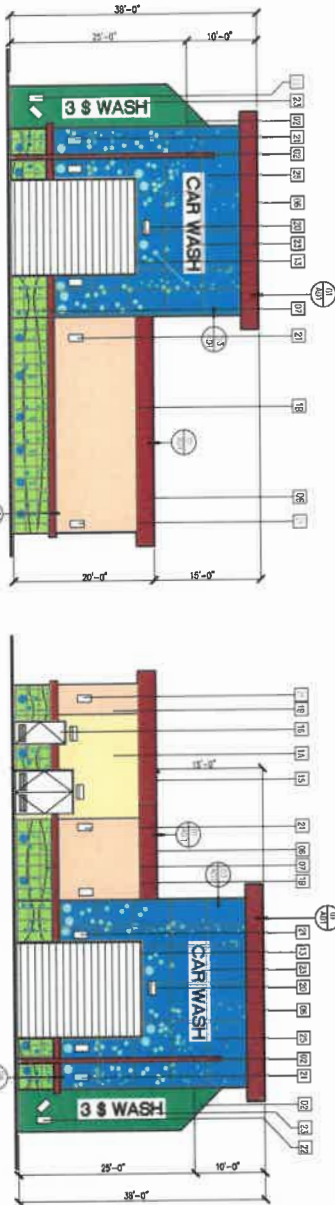
This car wash we propose

Hours of operation of this car wash, we propose Monday through Friday 7:00Am to 7:00PM

Saturday and Sunday 8:00AM to 5:00PM

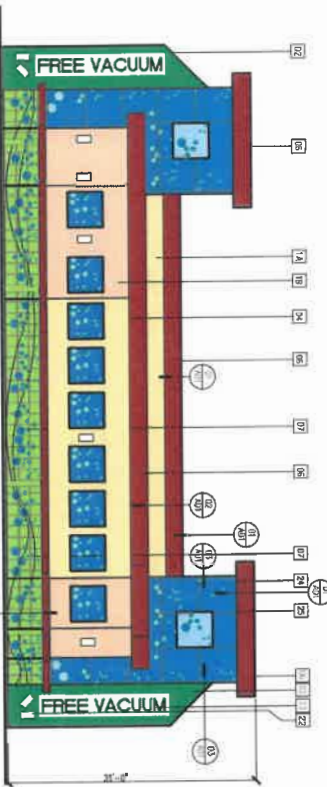


01 CAR WASH SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 CAR WASH EAST ELEVATION
SCALE: 1/8" = 1'-0"

03 CAR WASH WEST ELEVATION
SCALE: 1/8" = 1'-0"

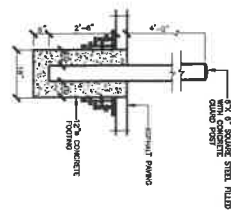


04 CAR WASH NORTH ELEVATION
SCALE: 1/8" = 1'-0"

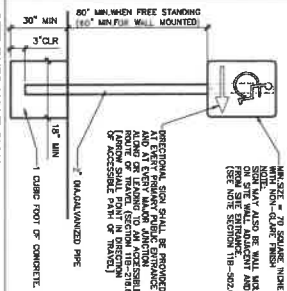
FLOOR PLAN AND ROOF NOTES

- 14 EXTERIOR WALLS
- 15 EXTERIOR WALLS WITH MORTAR EMERGENCY SHUTTER SYSTEM
- 16 EXTERIOR WALLS WITH MORTAR EMERGENCY SHUTTER SYSTEM
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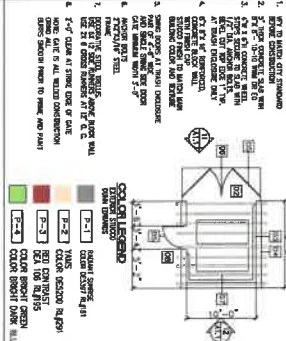
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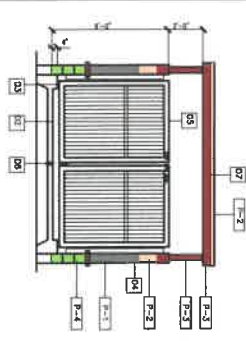
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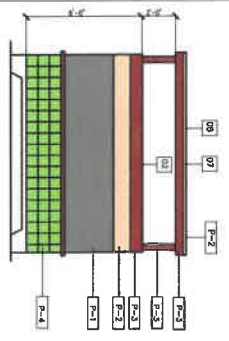
BITE ENTRANCE SIGN
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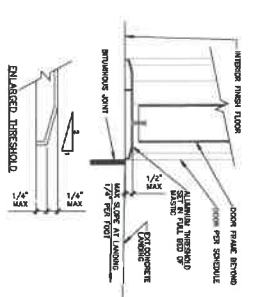
TRASH ENCLOSURE
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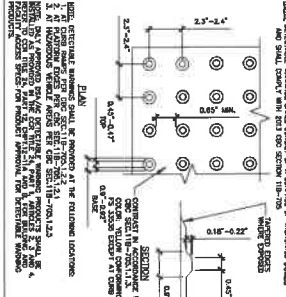
ENCLOSURE GATE ELEVATION
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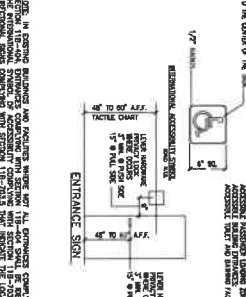
ENCLOSURE WALL ELEVATION
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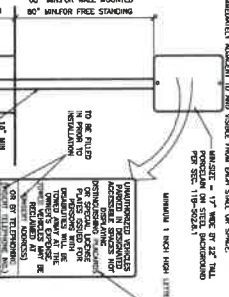
THRESHOLDS AT EXTERIOR DOOR
NOT TO SCALE



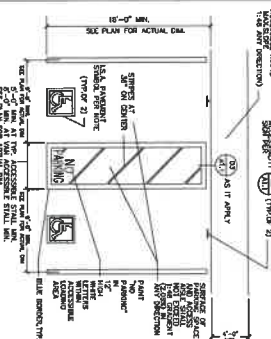
DETECTABLE WARNINGS
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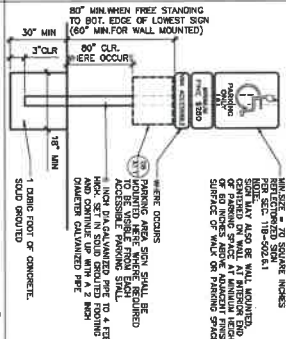
BUILDING ENTRANCE SIGN
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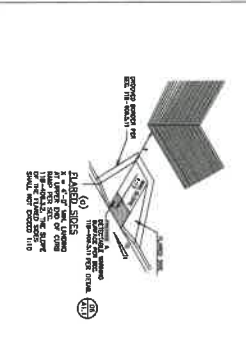
PARKING AREA SIGN
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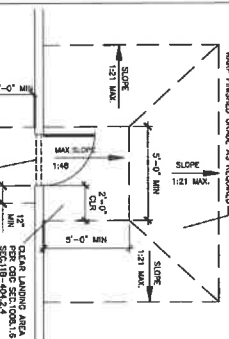
EXISTING ACCESSIBLE PARKING STALL
NOT TO SCALE



PARKING ACCESSIBILITY SIG
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CURB RAMP
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LANDING AT EXTERIOR DOORS
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10/27/20								
10/23/20								

03 31 2021

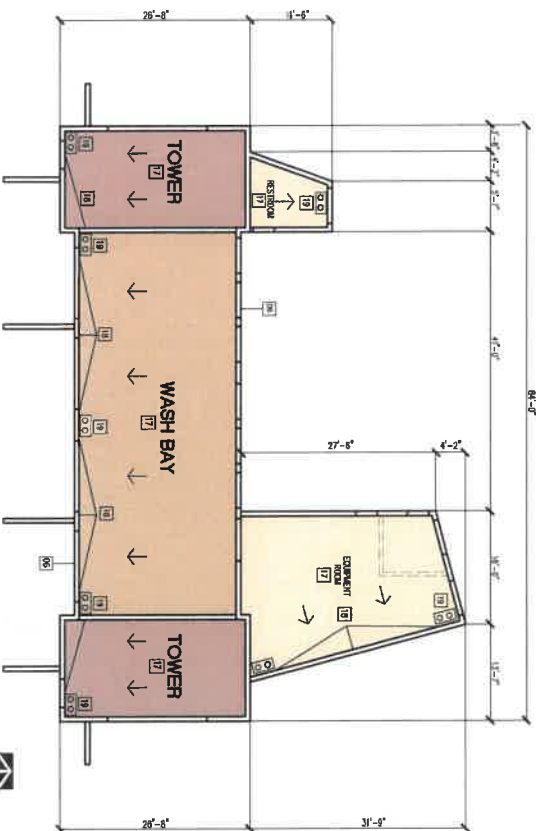
PROJECT: PROPOSED AUTOMATED DRIVE THROUGH CAR WASH
2595 NORTH LAS VEGAS BLVD, LAS VEGAS NEVADA 89030

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SHEET TITLE
SITE DETAILS
SCALE 1/8" = 1'-0"
SHEET NUMBER
A1.1



01 CAR WASH FLOOR PLAN
SCALE 1/8" = 1'-0"



02 CAR WASH ROOF PLAN
SCALE 1/8" = 1'-0"



- FLOOR PLAN AND ROOF NOTES
1. EXTERIOR WALLS WITH MORTAR BARRIERS
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PROJECT:
PROPOSED AUTOMATED DRIVE THROUGH CAR WASH
2595 NORTH LAS VEGAS BLVD, LAS VEGAS NEVADA 89030



SHEET NO.
CAR WASH
FLOOR PLAN
SCALE 1/8" = 1'-0"
A2.0

Belief	Percentage
Becoming more peaceful	60%
Becoming less peaceful	40%

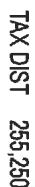


Briana Johnson - Assessor

004 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

6	5	4	3	2
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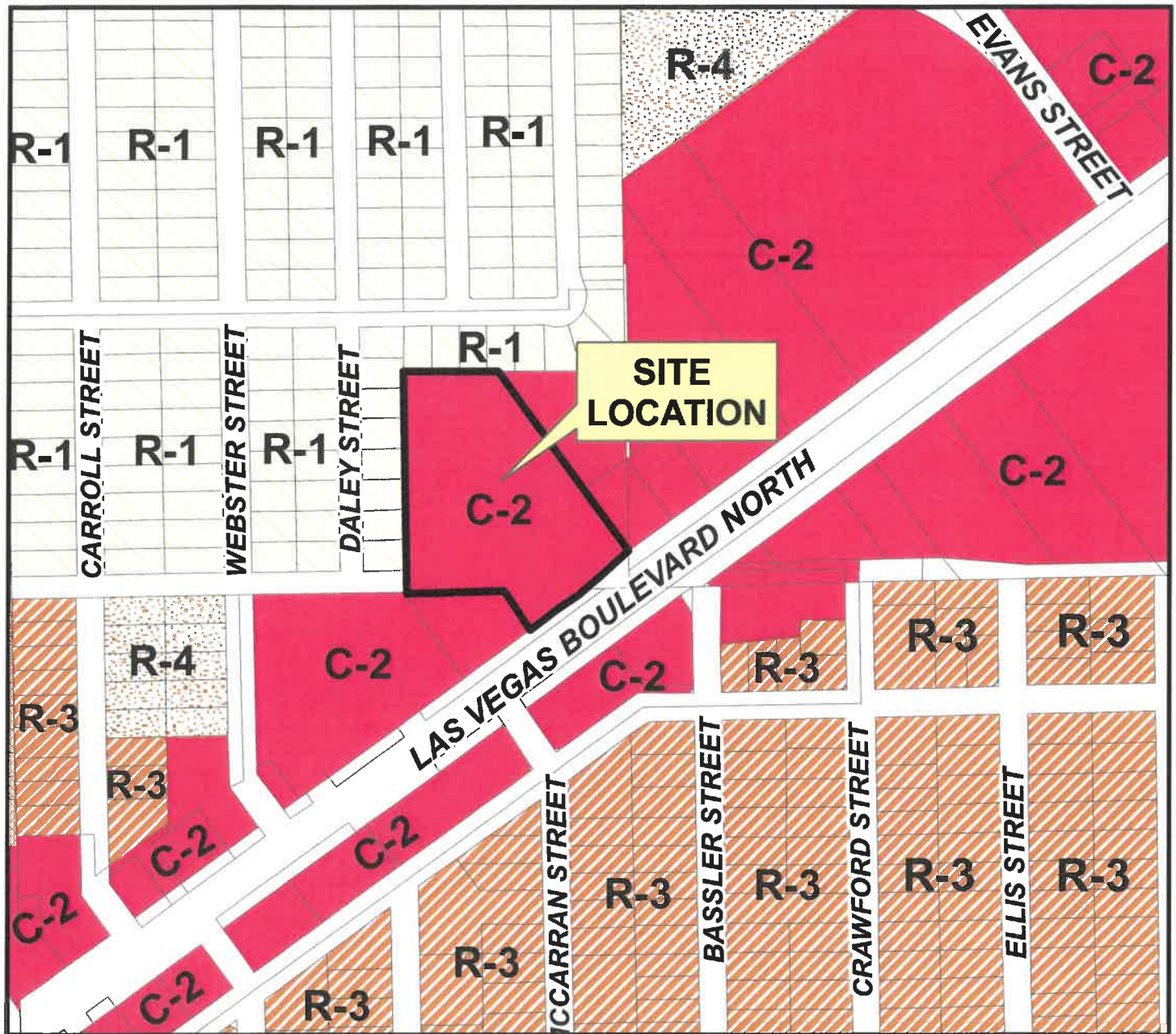
139-13-3





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Sean Nourani Architect
Application Type: Special Use Permit
Request: To Allow a Vehicle Washing Establishment
Project Info: 2595 Las Vegas Boulevard North
Case Number: SUP-44-2020

11/4/2020

