

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-17-2022 **Tommy's Express Carwash**
Date: May 10, 2022

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. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.

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.

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>.



Duane McNelly, Land Development Coordinator
Department of Public Works



April 25, 2022

VIA MAIL

Land Development and Community Services Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030
Phone: (702) 633-1537

Letter of Intent

To Whom it may Concern,

H.C. Klover Architect is proud to submit for a Special Use Permit for a Tommy's Express Car Wash and separate trash enclosure located at Deer Springs Crossing at the intersection of N 5th St and E Deer Springs Way. The site is currently a vacant Building Pad and is zoned Commercial General (C-2). The proposed development is bordered to the south by a planned unit development, to the north and west retail zoned C-2, and by single family to the east zoned R-1.

The proposed car wash is roughly 4,550 SF building and they operate between the hours of 7am and 9:00pm. The proposed area of development is approximately 37,250 SF with a proposed 13 uncovered parking stalls and 12 canopy covered vacuum stalls. The car wash will be located in the middle of the shopping center, so we do not anticipate any impact to neighboring residential in regard to noise and visibility.

Thank you for your time in this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. C. Klover', is written over a faint, larger signature that is partially obscured.

Henry C. Klover
Proprietor

Attachments: Rendering

CC: CFT NV Development, LLC
CFT #: CT1162
Klover #:21045.007

8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.kcover.net



drawing title

professional

project number
drawing issuance
drawing revisions

DEER SPRINGS WAY & 5TH STREET
NORTH LAS VEGAS, NEVADA

"I've been in the industry for 10 years, and I've seen a lot of people come and go. But I've never seen anyone like you. You're a real professional, and you're a real team player. I'm really impressed with you, and I think you'd be a great fit for our company. I'd like to see you in person, so we can talk more about the job and the company. Let me know when you're available, and I'll make sure you have a great experience with us."



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EXTERIOR MATERIALS



CENTRIA - ENTRY



NICHIA PANELS



NICHIA MIRAL



STANDING SEAM METAL ROOF

PAY ELEVATION

110' - 0"

110' - 0"

NICHIA MIRAL:
Dark Gray

ALUMINUM STOREFRONT:
Clear Glazing / Black Framing

CENTRIA ENTRY:
Gray Variations

ROOF
EL: 18' - 0"

MEZZANINE
EL: 9' - 6"

LEVEL 1
EL: 0"

NICHIA PANELS:
Charcoal

23' - 0"

VACUUM ELEVATION

NICHIA MIRAL:
Red

ALUMINUM STOREFRONT:
Clear Glazing / Black Framing

CENTRIA ENTRY:
Gray Variations

ROOF
EL: 18' - 0"

MEZZANINE
EL: 9' - 6"

LEVEL 1
EL: 0"

NICHIA PANELS:
Light Gray

CENTRIA ENTRY:
Gray Variations

CYBER

CENTRIA ENTRY:
Gray Variations

ROOF
EL: 18' - 0"

MEZZANINE
EL: 9' - 6"

LEVEL 1
EL: 0"

ENTRY ELEVATION

EXIT ELEVATION

NICHIA PANEL:
Light Gray

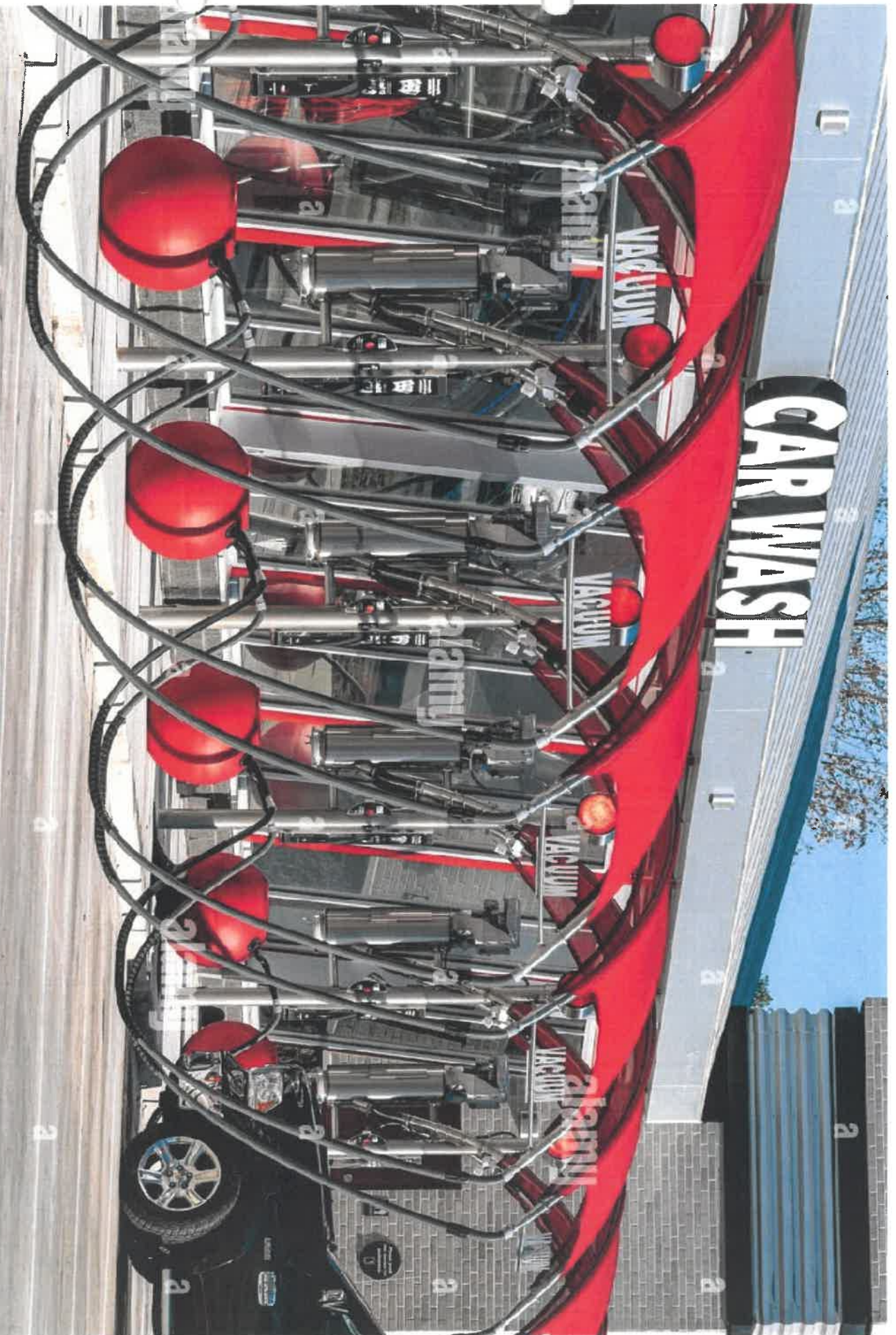
NICHIA MIRAL:
Red

ROOF
EL: 18' - 0"

MEZZANINE
EL: 9' - 6"

NICHIA MIRAL:
Dark Gray

LEVEL 1
EL: 0"



This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVED BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 002 PARCEL NUMBER
- 003 AIRSPACE
- 004 PARCEL SUBSIDIARY NUMBER
- 005 BLOCK NUMBER
- 006 LOT NUMBER
- 007 GOV. LOT NUMBER

BOOK

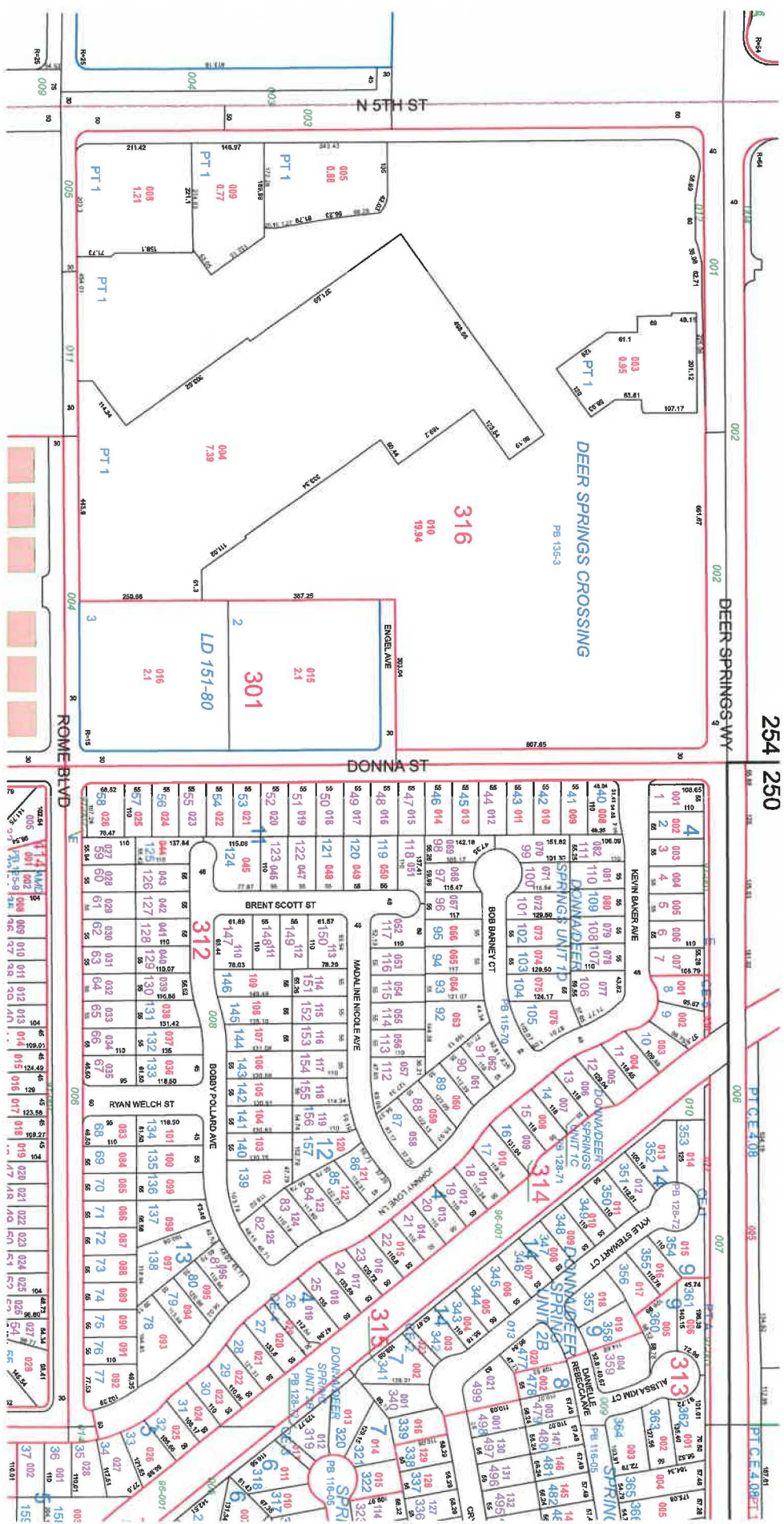
T19S R61E	23
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MAP

N 2 SW 4	124-23-3
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Scale: 1" = 200'

Rev: 1/8/2019

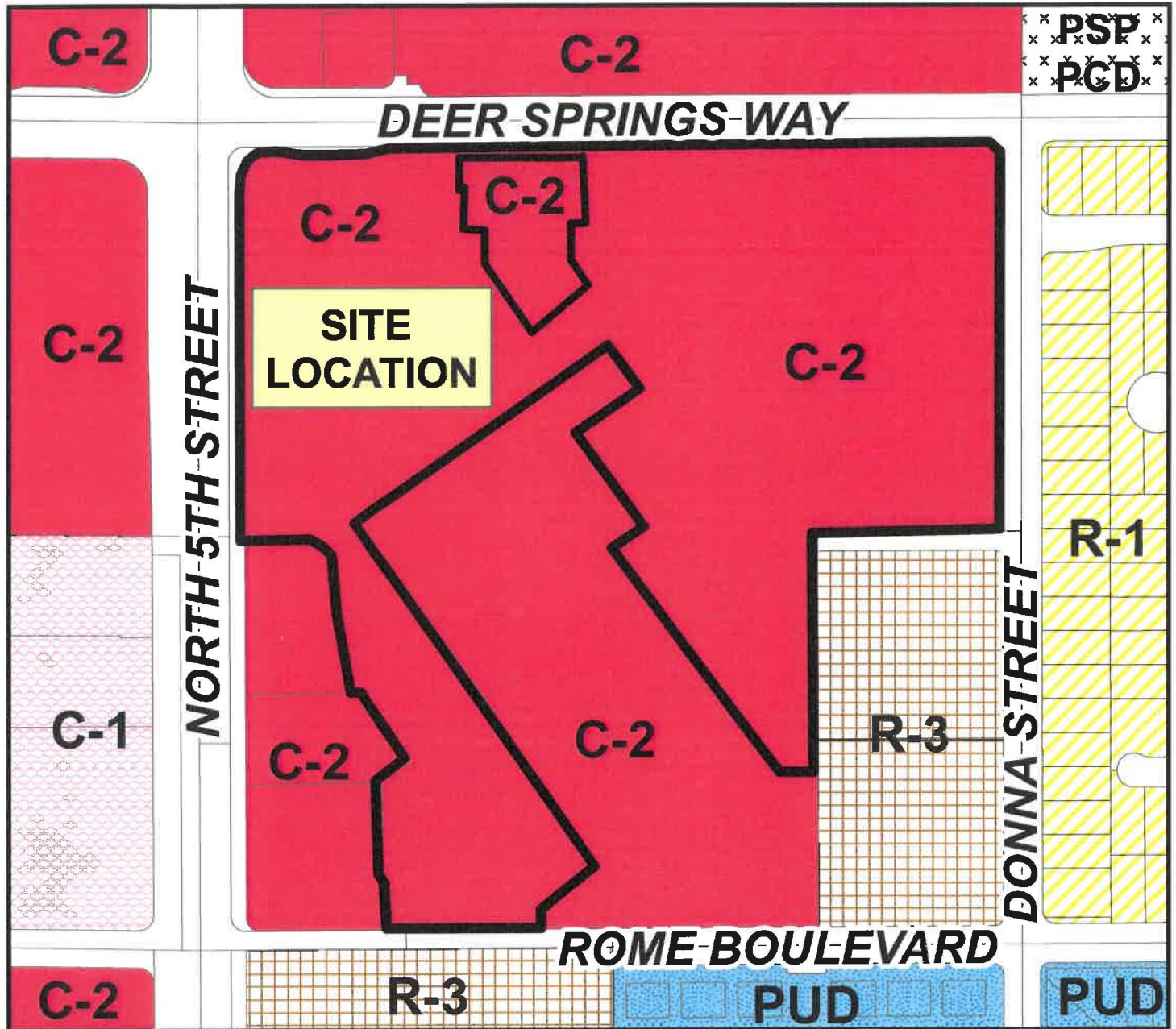


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: HC Klover Architect
Application Type: Special Use Permit
Request: To Allow a Vehicle Washing Establishment
Project Info: Southeast corner of North 5th Street and Deer Springs Way
Case Number: SUP-17-2022

5/19/2022

