

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Johanna Murphy, Principal Planner, Land Development & Community Services  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: SUP-26-2022 Car Wash  
Date: June 16, 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. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. 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.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
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.

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>

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Duane McNelly, Land Development Project Leader  
Department of Public Works

2111 Edgewood Ave • Las Vegas, NV 89102  
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

May 3, 2022

City of North Las Vegas  
Planning & Zoning Department  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030  
Tel.: 633-1537 Fax.: 649-6091

Re: Special Use Permit  
**Car Wash**  
North West corner of Martin Luther King Blvd. and West Cheyenne Ave.  
(North of existing service station)  
North Las Vegas, NV  
APN: 139 09 401 012

#### Letter of Intent

Ladies and Gentlemen:

GK³ Architecture, on behalf of M2REO Holdings LLC, is requesting the review and approval for the Special Use permit for a 4,550 SF car wash. The facility includes a 120ft car wash tunnel, queuing for 11 vehicles and 18 self-serve vacuum spaces. The vacuum spaces will have a fabric shade structure with metal supports. The business is an automatic car wash. There will be 2-3 employees on site. The car wash will be open from 7am to 9pm.

The site plan proposes a 10-foot buffer with intense landscaping adjacent the residential properties to the North and a 12 foot buffer with intense landscaping adjacent to the South. The exit for the car wash is sited at the Eastern side of the site facing Martin Luther King Blvd. This keeps the blowers 175 ft away from the residential properties. The building is sited North on the site and the vacuum stations are central. The traffic flow works well with the existing service station.

The site plan conforms with the development pattern in the surrounding area and is an appropriate use for the site, compatible with the existing service station located at the South adjacent parcel. The building design will incorporate paint and stucco finishes to coordinate with the existing service station. Varying roof lines, decorative metal siding and accent metal standoffs give the building character and add interest. The benefits for the project are to support the goals of the City of North Las Vegas Comprehensive Plan by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the Commercial Neighborhood Zone without a special use permit, and would pose no adverse effect to public health, safety, or welfare. Thank you for your consideration of these matters.

Sincerely,  
*Gemie Knisely*



ARCHITECTURE • PLANNING • INTERIOR DESIGN

USA 2111 Edgewood Ave.; Las Vegas, NV 89101 Tel. 702.932-0455 Fax 702.932.0456

EMAIL kevin@gk3architecture.com gemie@gk3architecture

Gemie M. Knisely, RA



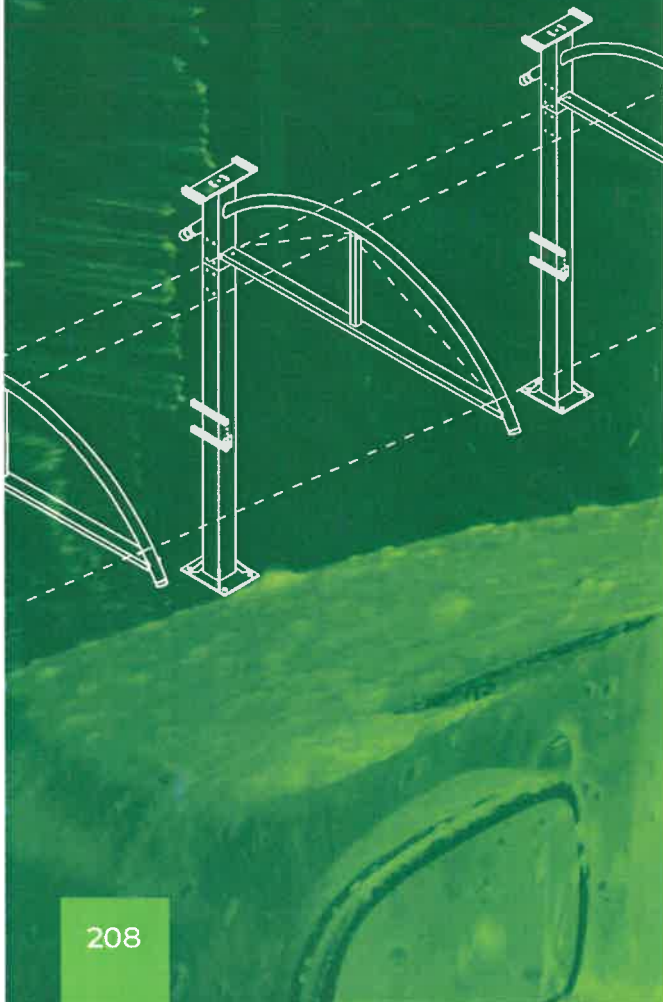




## Vacuum Canopies



Sonny's Vacuum Canopy is the perfect solution to all your vacuuming needs. Its simple design allows for easy installation and maintenance. Customers will have easy access to your vacuum stations and will be sheltered from harsh elements.



### STANDARD FABRIC COLORS

-  Natural
-  Desert Sand
-  Cayenne
-  Gun Metal
-  Turquoise
-  Aquatic Blue
-  Deep Ochre
-  Brunswick Green

### SPECIAL ORDER FABRIC COLORS

-  Black
-  Cherry Red
-  Navy
-  Sky Blue
-  River Gum
-  Steel Gray
-  Yellow

### Select Your Canopy

Note: Call for Powder Coating Options

ATTACHMENT POINTS	CENTER TO CENTER DISTANCE	ANGLE TO CURB	COLOR	PRICE
6 Point Used on Standard Canopy Boom	11ft	52°	Standard	<b>\$1,000.00</b>
			Special Order	<b>\$1,250.00</b>
		90°	Standard	<b>\$900.00</b>
			Special Order	<b>\$1,131.00</b>
	12ft	52°	Standard	<b>\$1,150.00</b>
			Special Order	<b>\$1,438.00</b>
90°		Standard	<b>\$1,050.00</b>	
		Special Order	<b>\$1,275.00</b>	
10 Point Used on Double Drop Canopy Boom	11ft	52°	Standard	<b>\$1,100.00</b>
			Special Order	<b>\$1,375.00</b>
		90°	Standard	<b>\$900.00</b>
			Special Order	<b>\$1,125.00</b>
	12ft	52°	Standard	<b>\$1,250.00</b>
			Special Order	<b>\$1,525.00</b>
		90°	Standard	<b>\$950.00</b>
			Special Order	<b>\$1,275.00</b>

Material ID: CANOPY



### VAC1100 Post

Top and bottom feed vacuum post. Requires 1-1/2 or 2in Hose and Cuffs. Crevice or claw attachment with hanger. Optional trash receptacle, bracket and liner, Cyclone Separator Point-of-Use Separator and Powder Coating.

DESCRIPTION	PRICE
Vacuum, VAC1100 Top Feed Post	<b>\$518.00</b>
Vacuum, VAC1100 Bottom Feed Post	<b>\$483.00</b>

Material ID: VACUUM\_POST



**Custom Color Powder Coating Option**  
Contact a Sonny's Sales Representative for details



### Retrofit Existing Post with a Boom Attachment

Attach boom to existing VAC1100 bottom feed post. Includes: Bottom attachment, hardware to attach to existing VAC1100 Post and Powder Coating. Requires: 1-1/2 or 2in Hose and Cuffs and Crevice or claw attachment with hanger.

SPECIFICATIONS	STANDARD	METRIC
Height	72in	1.82m
Dimensions	6in x 6in	152mm x 152mm
Base	12in x 16in	305mm x 406mm
Anchor Points	4 @1/2in	4 @2.7mm

ITEM NO.	DESCRIPTION	PRICE
20010685	Vacuum, Boom Attachment for VAC1100	<b>\$763.68</b>



### Bendable LED design for Uniform Lighting

- Bendable
- White LED Tube 40 Watt Brightness
- Includes: 8ft Power Cable Direct feed
- IP67 Rated Waterproofing



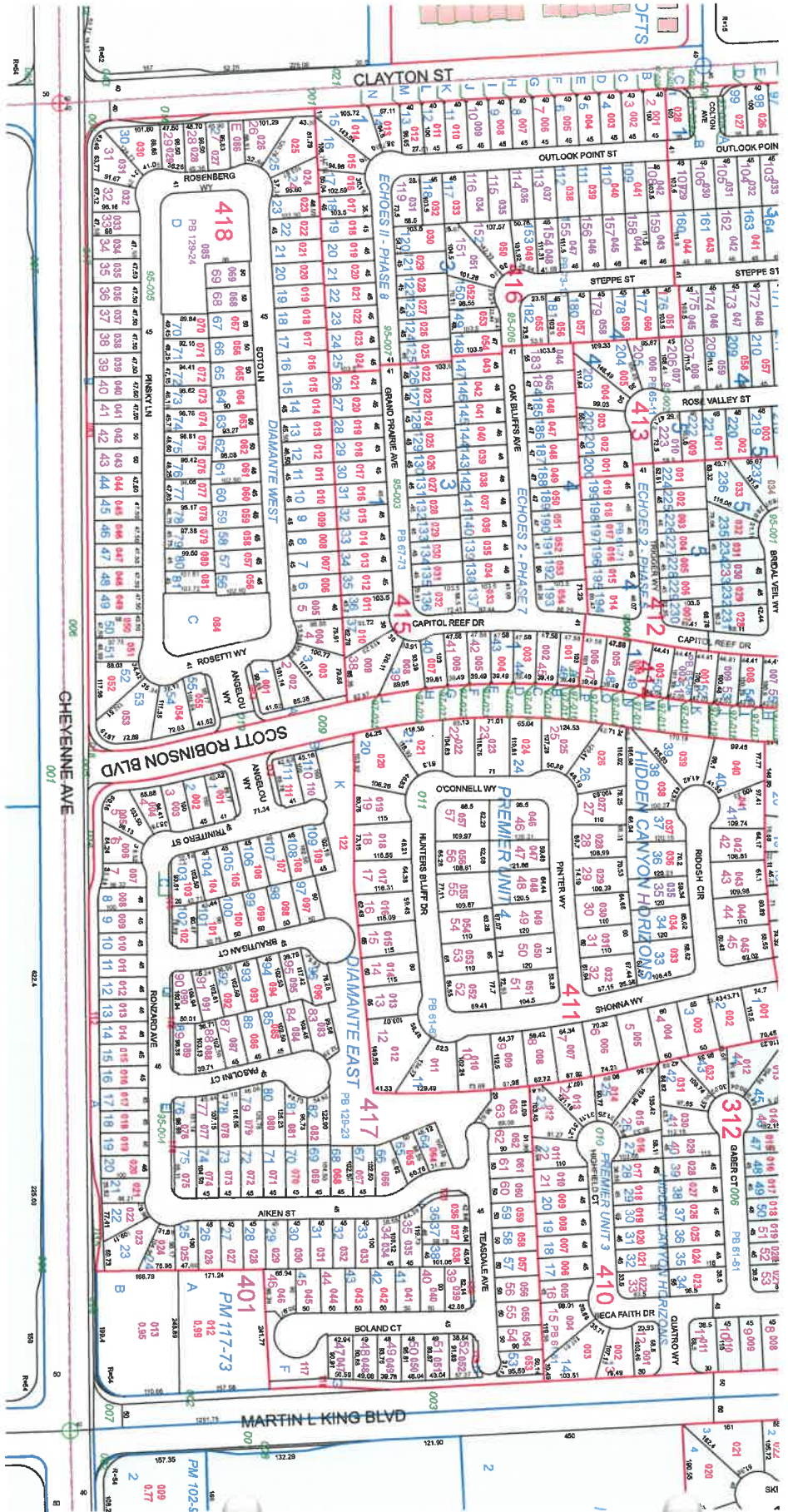
### Non-Bendable Linear LED design for Uniform Lighting

- Non-Bendable
- White LED Tube 40 Watt Brightness
- Includes: 8ft Power Cable Direct feed
- IP67 Rated Waterproofing

ITEM NO.	DESCRIPTION	PRICE
40012615	G&G 4FT Bendable Boom Light w/Cable	<b>\$299.99</b>
40012616	G&G 6FT Bendable Boom Light w/Cable	<b>\$349.99</b>
40012617	G&G 8FT Bendable Boom Light w/Cable	<b>\$399.99</b>

ITEM NO.	DESCRIPTION	PRICE
20017498	6ft White LED Tube with 8ft Ldr	<b>\$149.99</b>





**NOTES**

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.

USE THIS SCALE (FILE #) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500 600 700 800

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- PMID Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PMID Boundary
- Section Line
- Condominium Unit
- Air Space Pol
- Right of Way Pol
- Sub-Surface Pol
- Parcel Number
- 202 Parcel Subseq Number
- 202 Plat Recording Number
- Block Number
- Lot Number
- Gov. Lot Number

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

BOOK	SEC.	BLK.	LOT
T20S R61E	9	S 2 SW 4	
125	124	123	
138	139	140	
163	162	161	

Scale: 1" = 200'

Rev. 1/8/2019

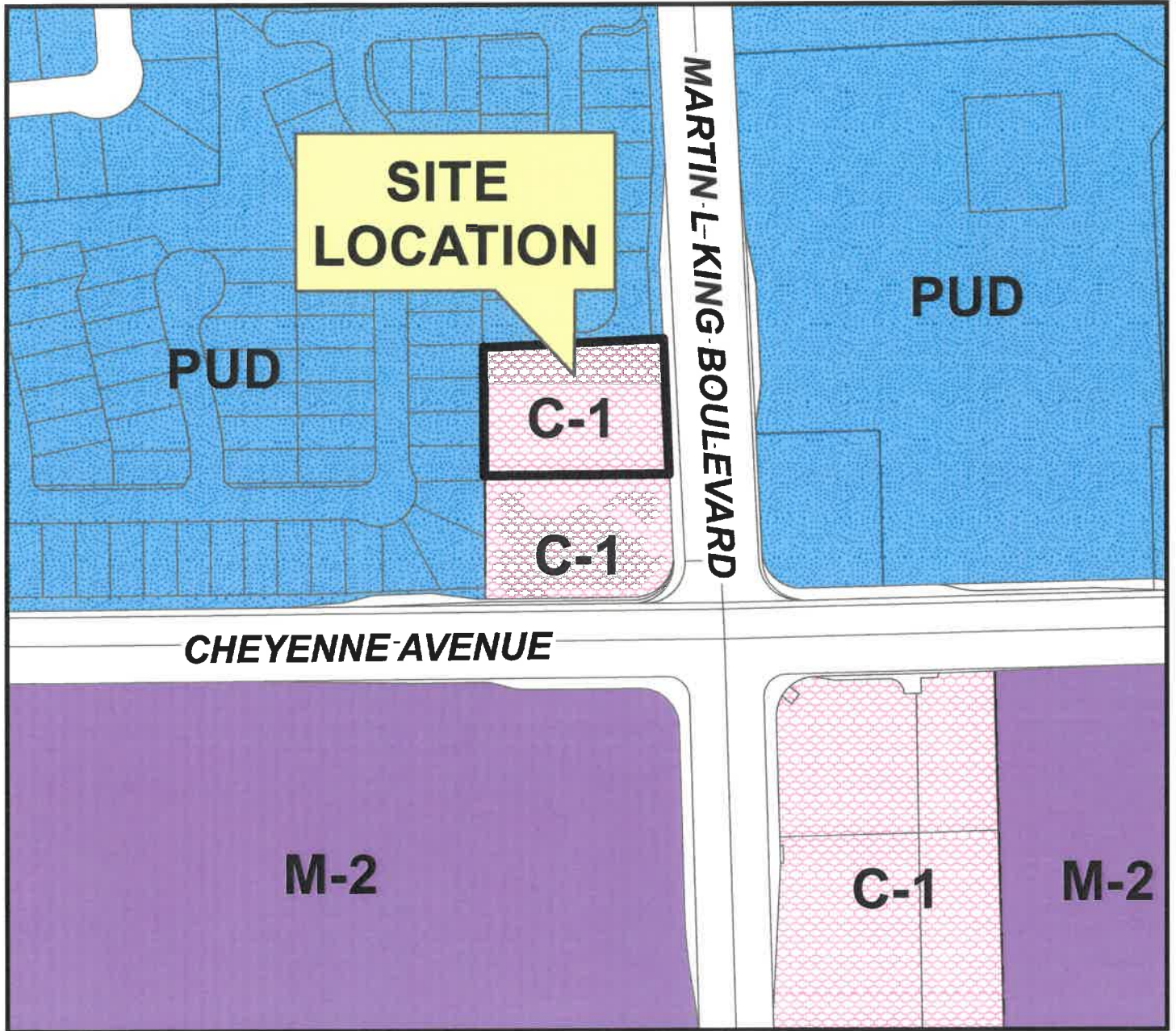
CLARK COUNTY  
 139-09-4

TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Blue Speed, LLC.  
 Application Type: Special Use Permit  
 Request: To Allow a Vehicle Washing Establishment  
 Project Info: Generally Located on the Northwest Corner of Cheyenne Avenue and Martin L. King Boulevard  
 Case Number: SUP-26-2022

6/14/2022

