CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-26-2022 EOT Tommy Express Car Wash
Date: September 12, 2024

The Department of Public Works has no objection to the extension of time subject to the previous conditions of approval.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US, E=lovej@cityofnorthlasvegas.com, O=City of North Las Vegas, OU=Development & Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.09.12 11:52:24-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

July 29, 2024

Mr. Robert Eastman, Manager
City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

RE: Letter of Intent- Extension of Time- SUP 26-2022.

Dear Mr. Eastman:

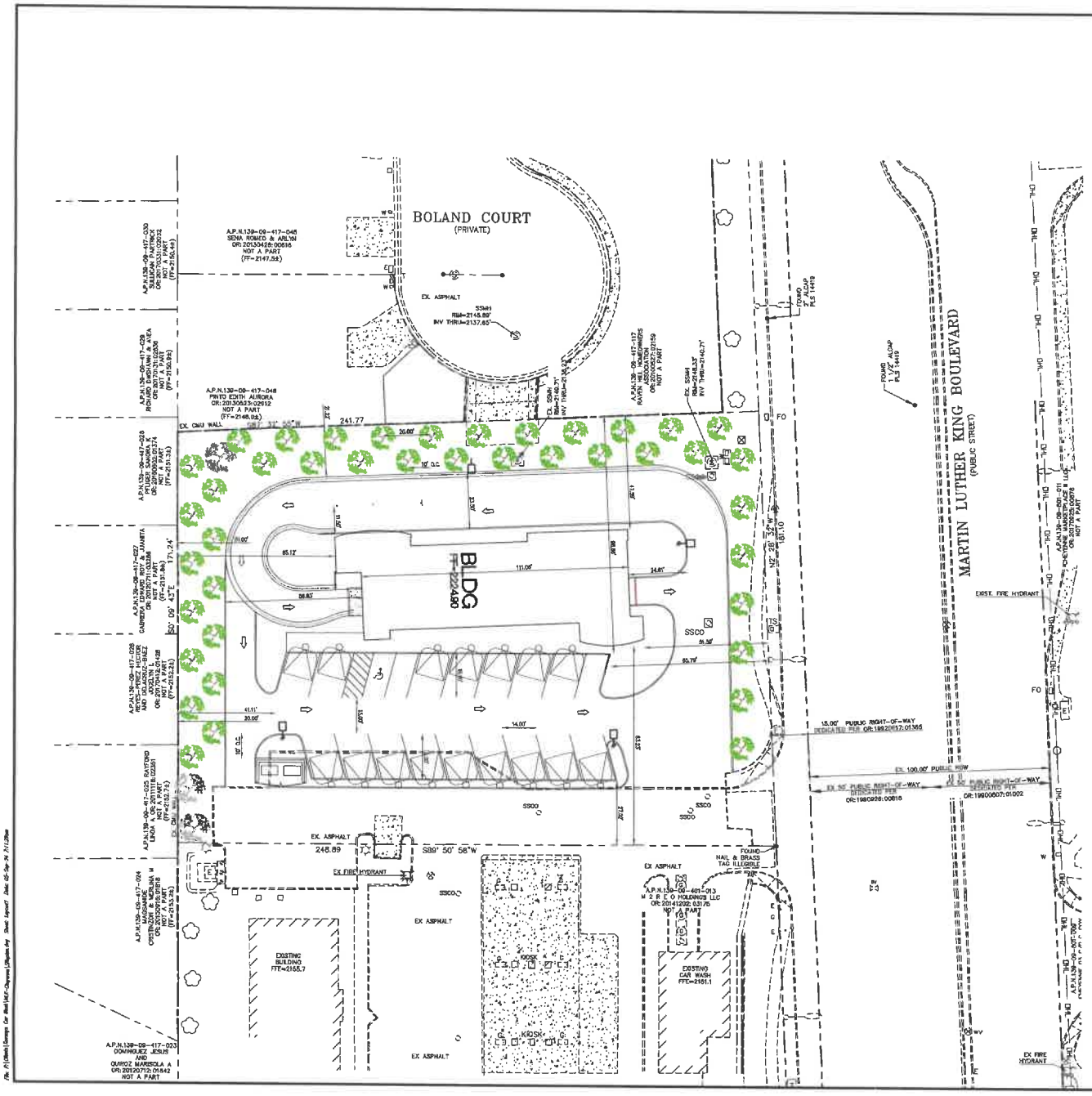
Please accept this as our letter of Intent requesting an extension of time for SUP 26-2022. The use permit for this site was approved in August 2022 for a vehicle washing establishment. A landscape buffer was shown along the northern and western boundary. Earlier this year, the property was sold to Tommy's Car Wash. They prepared building permit plans based on the original approval and have submitted their plans to the City of North Las Vegas. They were advised the application will expire in August; therefore, we are filing this extension of time to extend the use permit.

The original letter of intent stated the car wash will be automated and employee two (2) to three (3) people, with hours of operation between 7 a.m. to 9 p.m., daily. The business is the same.

We believe this use is compatible with the area and respectfully request your approval. Please contact me with any questions you may have.

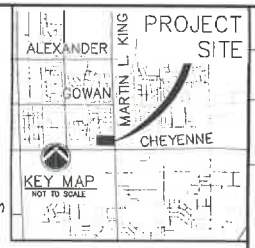
Yours truly,

Lucy Stewart



LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- PROPOSED / EXISTING: STREET LIGHT
- CURB & GUTTER
- PROPERTY LINE
- TREES
- BUSHES (NOT SHOWN FOR CLARITY)



SITE DATA

SITE

EXISTING ZONING	NEIGHBORHOOD COMMERCIAL (C-1)
EXISTING LANDUSE	COMMUNITY COMMERCIAL
PROPOSED ZONING	C-1
APN	139-09-401-013
NET AREA	0.98 ACA
PARKING REQUIRED	1 PER 200 SF GFA = 578/200 = 3
PARKING PROVIDED	3

SETBACKS

	REQUIRED	PROVIDED
BUILDING		
FRONT	10'	51'
INTERIOR SIDE	0'	63'
SIDE STREET (CORNER)	20'	N/A
REAR	0'	63'
RESIDENTIAL ADJACENCY	30'	47'/95'
HEIGHT	35'	28'
PARKING LOT		
FRONT	10'	65'
INTERIOR SIDE	0'	27'
SIDE STREET (CORNER)	10'	N/A
REAR	0'	41'
RESIDENTIAL ADJACENCY	10'	41'/98'

LANDSCAPE REQUIREMENTS

ALONG NORTH AND WEST PROPERTY LINE, 20-FOOT LANDSCAPE BUFFER WITH TWO ROWS OF TREES STAGGERED AT 10-FEET ON CENTER, PROVIDING 20-FT WITH REQUIRED TREES

ALONG MARTIN LUTHER KING BOULEVARD, 15-FOOT LANDSCAPE BUFFER WITH (1) 24" BOX TREE @ 20' O.C. ALONG FRONTAGE = 7 TREES. SHRUBS TO COVER MORE THAN 50% OF LANDSCAPE AREA WHEN MATURE.

PROVIDED: (1) 24" BOX TREE @ 20' O.C. ALONG FRONTAGE = 7 TREES. SHRUBS TO COVER MORE THAN 50% OF LANDSCAPE AREA WHEN MATURE.

REQUIRED: SHRUBS OR VINES ADJACENT TO EXISTING WALLS
PROVIDED: SHRUBS OR VINES ADJACENT TO EXISTING WALLS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

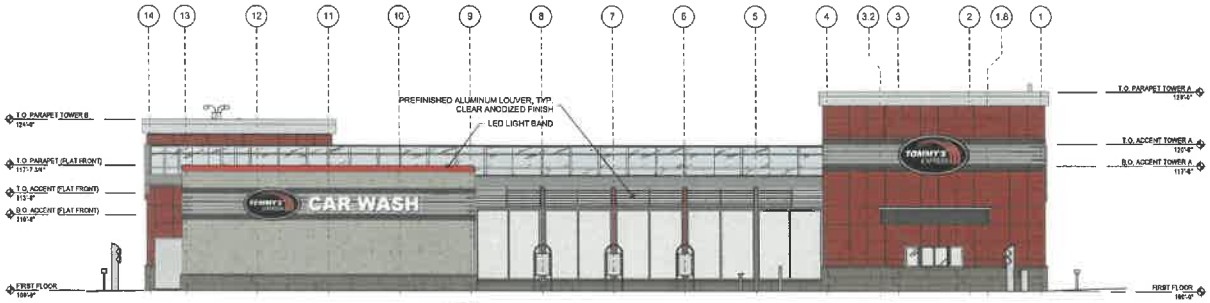
TITLE: SITE PLAN

PROJECT: TOMMY'S CAR WASH
CITY OF NORTH LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
PETER J. LAAS
EXP: 12-31-25
CIVIL
No. 14484
9/16/22

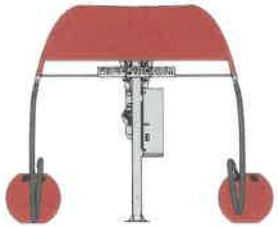
Impulse
Civil Engineering & Planning
$I = \int F \cdot dt$
CIVIL ENGINEERS • PLANNERS
5440 W. SAHARA AVE., SUITE 205
LAS VEGAS, NEVADA 89146
PHONE (702) 804-0700
FAX (702) 804-8185

SHEET	1 OF 1 SHEETS
W.O. # :	1
JOB NO. :	JMC-2303
DATE :	8/17/2022
SCALE :	



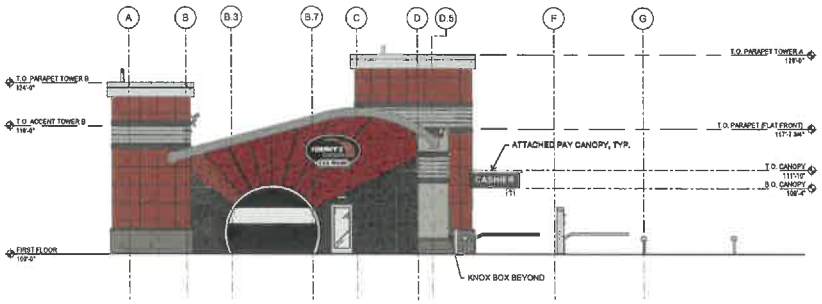
1 FRONT ELEVATION

1/8" = 1'-0"



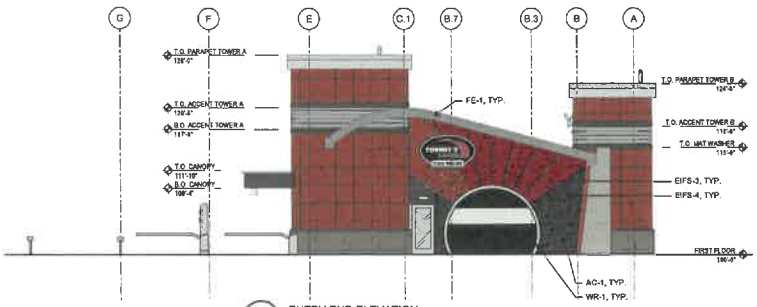
5 TYPICAL VACUUM ELEVATION

NOT TO SCALE



2 EXIT END ELEVATION

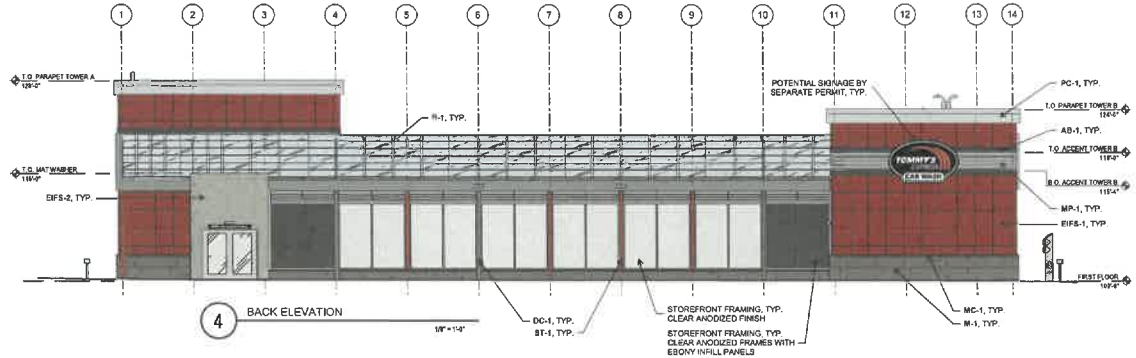
1/8" = 1'-0"



3 ENTRY END ELEVATION

1/8" = 1'-0"

TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
EIFS-1	EIFS, TOWER FINISH	DRYVIT, INC.	30" X 30" REVEAL, SANDBLAST FINISH	MATCH RAL 3001
M-1	CMU BLOCK, KNEE WALL	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
EIFS-2	EIFS, MAT WASH & BACKROOM	DRYVIT, INC.	SANDBLAST FINISH	MATCH NICHIHA ARCH. BLOCK
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
EIFS-2	EIFS, UPPER END WALL, MAT WASH & BACKROOM	DRYVIT, INC.	SANDBLAST FINISH	MATCH RAL 3001
EIFS-3	EIFS, LOWER END WALL	DRYVIT, INC.	SANDBLAST FINISH	DRYVIT 715 LICORICE
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	FLAT SHEET	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZ011 - COOL BLUE WHITE



4 BACK ELEVATION

1/8" = 1'-0"

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, TRADE AND PRACTICE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR POSTION THEREOF IS STRICTLY PROHIBITED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

REVISION SCHEDULE

VERSION	DATE	DESCRIPTION

TOMMY CAR WASH SYSTEMS

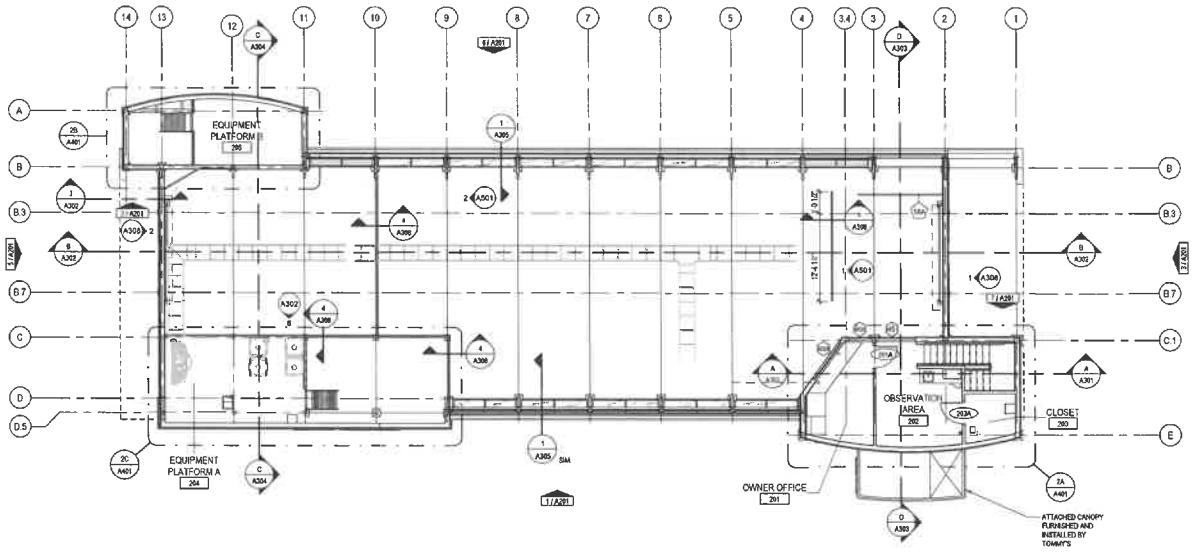
TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS

P4202 LAS VEGAS, NEVADA

A200

01/22/2024

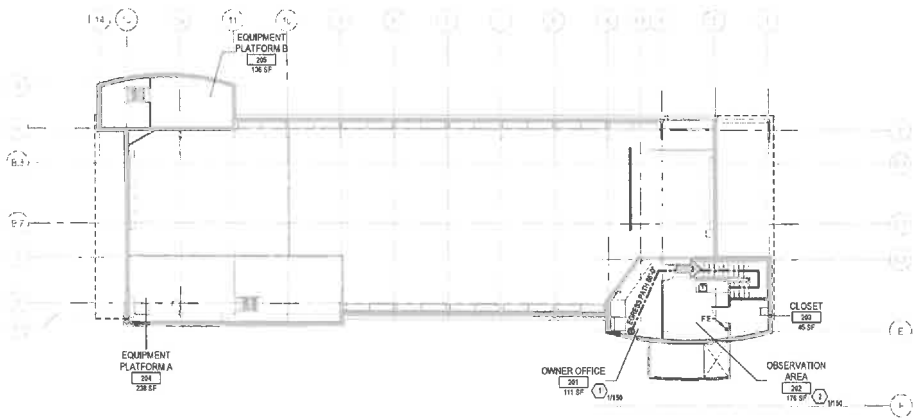
1/8" = 1'-0"



1 SECOND FLOOR AND EQUIPMENT PLATFORM FLOOR PLAN

1/8" = 1'-0"

NORTH



2 CODE COMPLIANCE PLAN SECOND FLOOR AND EQUIPMENT PLATFORMS

3/32" = 1'-0"

NORTH

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
4. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN UNLESS OTHERWISE NOTED
6. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL UNLESS NOTED OTHERWISE.
7. OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION

FLOOR PLAN LEGEND AND NOTES

D.S. DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.

ENCLOSURES EC-1 FURNISHED AND INSTALLED BY TOMMY'S. REFER TO SHEET A241

- (D) REFER TO SHEET A602 FOR WINDOW SCHEDULE
- (E) REFER TO SHEET A601 FOR DOOR SCHEDULE
- (#) WALL TYPE, REFER TO WALL TYPE LEGEND
- NEW WALL CONSTRUCTION, REFER TO WALL TYPE LEGEND

NOTE 1: ALL GYPSUM BOARD TO BE "TYPE X" FIRE RATED, UNLESS NOTED OTHERWISE, TYP. USE MOISTURE RESISTANT GYP. BOARD IN WET AREAS, TYP.

NOTE 2: ALL PLYWOOD AND DIMENSIONAL LUMBER USED AS BLOCKING TO BE EXTERIOR GRADE PRESSURE TREATED WOOD, UNLESS NOTED OTHERWISE, TYP.

INTERIOR WALL GENERAL NOTES

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION

INTERIOR WALL LEGEND

(S1) METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
- S1A 3-5/8" METAL STUDS

(S2) METAL STUD FURRING / FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP PANELS IN TOILET ROOMS AS REQUIRED, REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS
- S2B 1-1/2" METAL STUDS
- S3D 3-5/8" METAL STUDS

(S4) METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE AND 1/2" CDX PLYWOOD WITH SELF-ADHERED WATER RESISTIVE BARRIER (VAPROSHIELD "WRAPSHIELD SA" OR EQUIVALENT) AND 1/2" PVC PANELS INSTALLED ON WASH TUNNEL SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
- S4E 6" METAL STUDS

(S6) METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" CDX PLYWOOD ONE SIDE AND 1/2" CDX PLYWOOD WITH SELF-ADHERED WATER RESISTIVE BARRIER (VAPROSHIELD "WRAPSHIELD SA" OR EQUIVALENT) AND 1/2" PVC WALL PANEL. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK UNLESS NOTED OTHERWISE
- S6A 3-5/8" METAL STUDS

(S7) METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" CDX PLYWOOD ONE SIDE AND 5/8" GYPSUM BOARD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE
- S7A 3-5/8" METAL STUDS

(S9) DEMOUNTABLE PVC WALL PANEL SYSTEM FURNISHED BY TOMMY'S
- S9A 2-1/4" THICK X 24" WIDE TONGUE & GROOVE PANEL

(S10) METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" CDX PLYWOOD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF STRUCTURE ABOVE
- S10A 3-5/8" METAL STUDS

(S11) METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO 3'-6" ABOVE UPPER STAIR NOSING
- S11A 3-5/8" METAL STUDS

NOTE: ALL PVC WALL PANEL SYSTEM ARE FURNISHED BY TOMMY'S AND INSTALLED BY G.C. STAINLESS STEEL FASTENERS FURNISHED AND INSTALLED BY G.C. REFER TO TOMMY'S PROVIDED EXTRUTECH MANUAL FOR FASTENER TYPES AND LOCATIONS.

CODE LEGEND

- (W) EXIT/EXIT ACCESS WITH CAPACITY SERVED
- DIRECTION OF EGRESS INCLUDING SECONDARY EXIT/EXIT ACCESS
- (#) OCCUPANT LOAD OF SPACE AND BASIS FOR CALCULATION
  XXXXX SF
- EXIT XXX" — REQUIRED EGRESS DOOR WIDTH; XXX" — PROVIDED EGRESS DOOR WIDTH
- F.E. WALL MOUNTED FIRE EXTINGUISHER CLASS A Ordinary (Moderate) Hazard Occupancy 2A-10B EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.

DARREN MACHULSKY ARCHITECT
3806 WOODLAND WAY
CARLSBAD, CA 92008
Phone (619) 294-9233
E-Mail darren@machulsky.com

9339 PRIORITY WAY WEST DRIVE
SUITE 100
INDIANAPOLIS, INDIANA 46240
Phone (317) 844-6777
E-Mail cripe@cripe.biz
Cripe
Solutions by Design Since 1937

TOMMY CARWASH SYSTEMS
CO. 16 17-67
SPSP NUMBER 1
PROGRAM 2017-2021-17-P25

SECOND FLOOR PLAN AND CODE COMPLIANCE PLAN

TOMMY CAR WASH SYSTEMS

TOMMY EXPRESS #P4202
NW & BLUEWATER & CHEYENNE AVE
NORTH LAS VEGAS, NEVADA 89032

Certified: DARREN MACHULSKY REGISTERED No. 7066 ARCHITECT STATE OF NEVADA
05/17/2024

Drawn by: JSD
Checked by: JSD
Quality Assurance: FEH
Scale: As Indicated
Sheet: A102
Date: 05/17/2024
Project Number: 240010-10000

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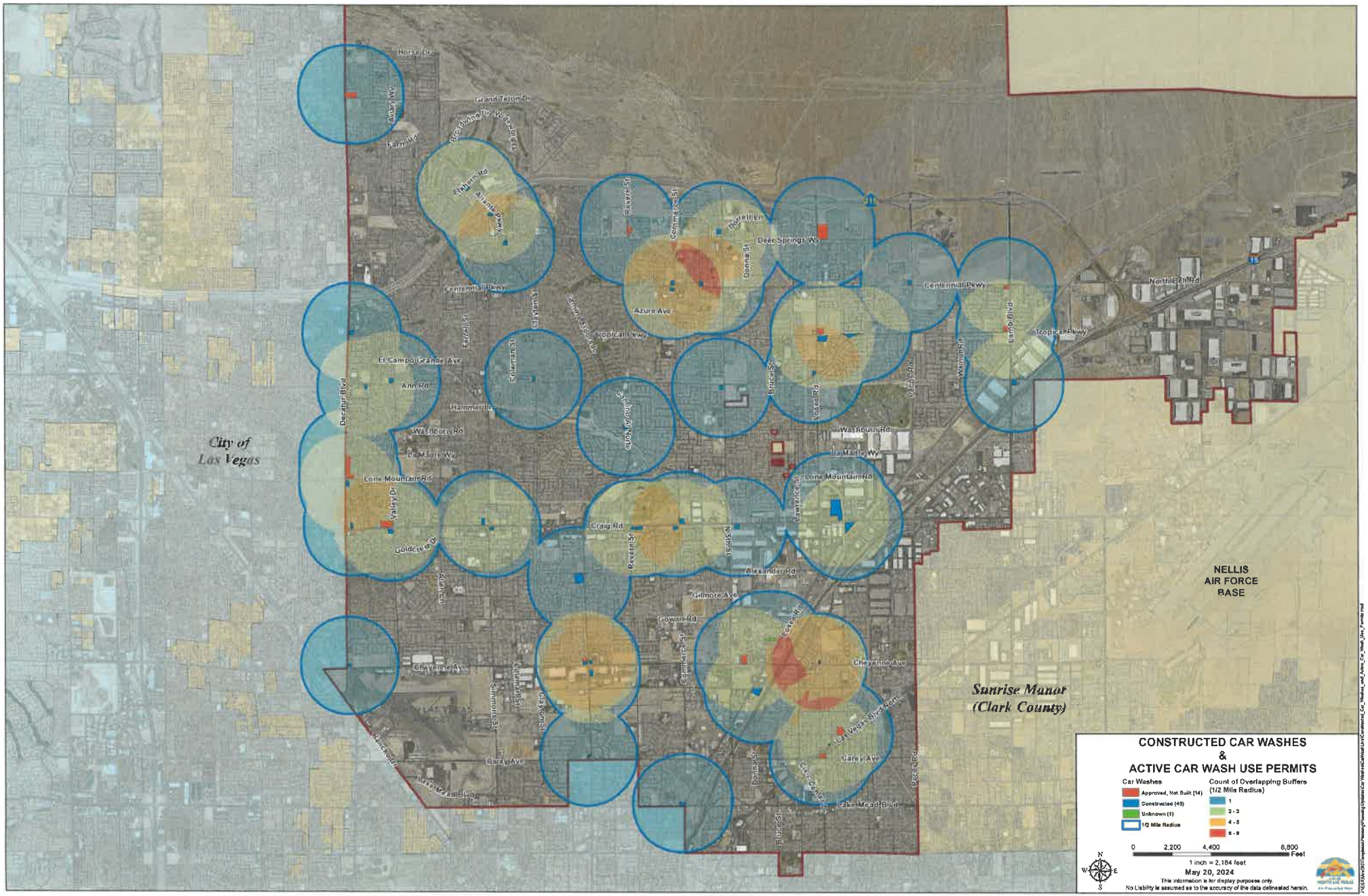

City of Las Vegas
Sunrise Manor (Clark County)
NELLIS AIR FORCE BASE
CONSTRUCTED CAR WASHES
&
ACTIVE CAR WASH USE PERMITS
Car Washes
Approved, Not Built (14)
Constructed (45)
Unknown (1)
1/2 Mile Radius
Count of Overlapping Buffers (1/2 Mile Radius)
1
2 - 3
4 - 5
6 - 8
0
2,200
4,400
6,800
Feet
1 inch = 2,184 feet
May 20, 2024
This information is for display purposes only.
No Liability is assumed as to the accuracy of the data delineated herein.
N
S
E
W

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated 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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T20S R61E

125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

SEC. 9

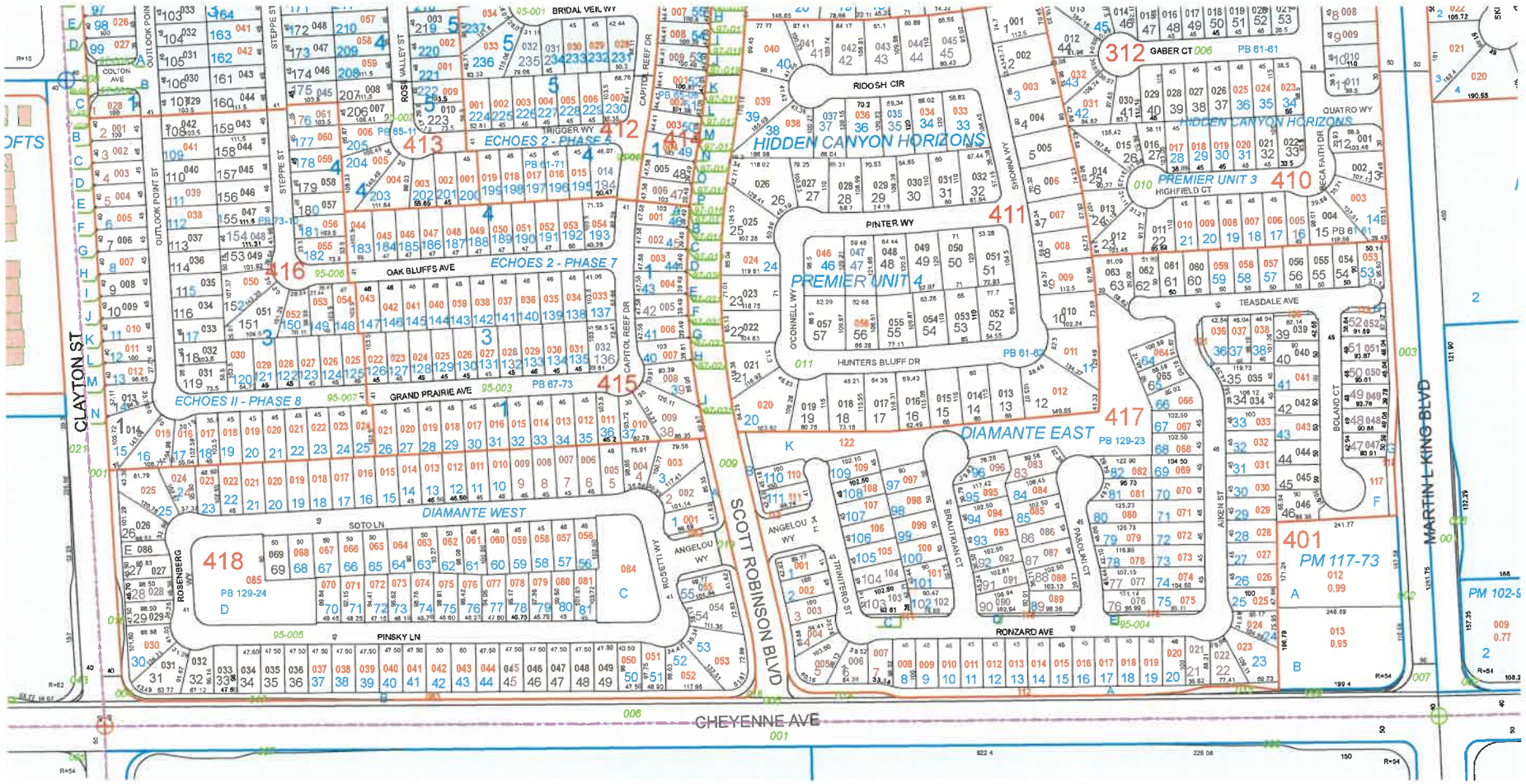
8	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 1/8/2019

MAP S 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

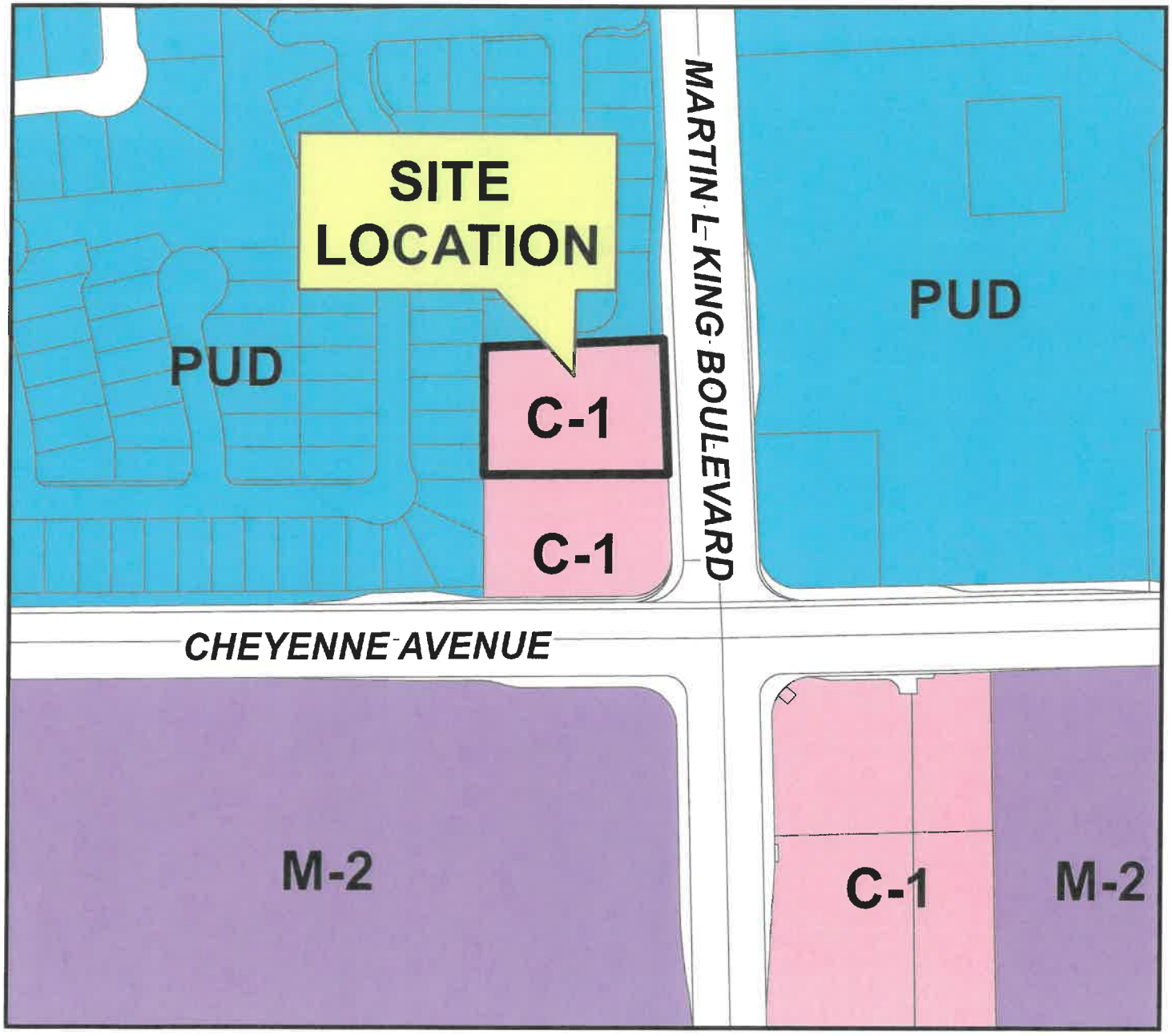
139-09-4



TAX DIST 250

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 Feet

Applicant: Cabral Car Wash INC.
Application Type: Special Use Permit
Request: An Extension of Time 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

08/06/2024

N W E S