

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-39-2024 **Bliss Car Wash**
Date: June 10, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-22-2017 and the following conditions:

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

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 W. Weible



Digitally signed by Robert W. Weible
DN: C=US,
E=weible@cityofnorthlasvegas.com,
O=Public Works, OU=DFC, CN=Robert
W. Weible
Date: 2024.06.10 11:08:28-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

May 22, 2024

VIA ELECTRONIC UPLOAD

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

Re: *Justification Letter –Special Use Permit*
 Bliss Car Wash Nevada, LLC
 APNs: 124-27-817-002 and 005

To Whom It May Concern:

Please be advised our office represents Bliss Car Wash Nevada, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 1.74 acres located near the northwest corner of East Ann Road and North 5th Street. The property is more particularly described as Assessor’s Parcel Numbers 124-27-817-002 and 003 (“the Property”). The Property is zoned Planned Unit Development (PUD), with a land use designation of Mixed-Use Neighborhood. The Applicant is requesting a special use permit to allow for a vehicle washing establishment. Companion applications for a landscape waiver and a final development plan have been submitted.

On August 16, 2017, the North Las Vegas City Council approved a request to reclassify 158 acres from R-E to PUD through Ordinance 2824 (ZN-22-17). Of the 158 acres, a 22 acre portion was allocated for commercial purposes. Subsequently, the Property was approved for inline retail, along with other commercial uses. The Applicant now seeks a special use permit to allow for a vehicle washing establishment.

The Applicant proposes a 5,526 square-foot car wash establishment, consisting of a car wash tunnel, a polish tunnel, and 19 self-service vacuum bays. The car wash tunnel and polish tunnel will have a maximum height of 32 feet, and will feature a painted stucco exterior with decorative 3D element panels and aluminum storefront windows. The tunnels are located on the northern portion of the Property, with the car wash tunnel being the northernmost building. The car wash tunnel will be set back 56 feet from the existing residential development to the north and 118 feet from the existing residential development to the west, meeting all Code requirements. The Applicant will provide the necessary landscaping along the northern and the majority of the western property lines. Additionally, the project will include seven (7) parking spaces, exceeding the required six (6) spaces.

Special Use Permit

In this case, a vehicle washing establishments is permitted within the PUD zoning district, upon the approval of a special use permit. The property fronts onto East Ann Road, at the heavily traveled intersection of East Ann Road and North 5th Street and is adjacent to existing and upcoming commercial uses. The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. Additionally, the facility will aim to discourage individuals from washing their cars at home, resulting in significant water conservation annually.

The proposed car wash will not contribute to increased traffic flow on East Ann Road and North 5th Street, as these roads are already heavily used. Instead, it will serve as a convenient stop for customers, similar to a gas station. Furthermore, placing the car wash adjacent to an existing gas station and other commercial and retail uses will make it more convenient for customers who often wash their cars while running errands.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

[illegible]

- ## MATERIALS FINISH LEGEND

PT	1
PT	2
PT	3

- | | |
|----|---|
| PT | 1 |
| PT | 2 |
| PT | 3 |

<u>PI-1</u>	BENJAMIN MOORE - STONE (2112-40)
<u>PI-2</u>	BENJAMIN MOORE - CEMENT GREY(2112-60)
<u>PI-3</u>	REYNOLDS COLORWELD - 500 PENTHER SOLID AAMA (2605)

- | | |
|-------------|---|
| <u>PI-1</u> | BENJAMIN MOORE - STONE (2112-40) |
| <u>PI-2</u> | BENJAMIN MOORE - CEMENT GREY(2112-60) |
| <u>PI-3</u> | REYNOLDS COLORWELD -
500 PENTHER SOLID AAMA (2605) |

- FOR REVIEW

ENTITLEMENT PACKAGE

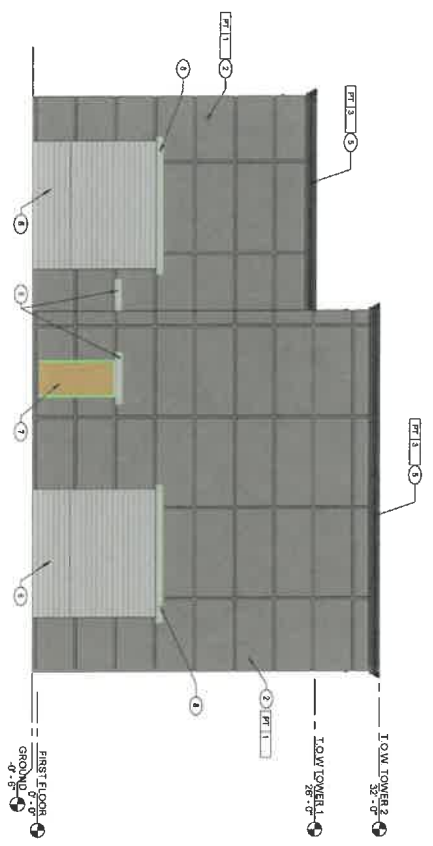
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24016 BLISS CAR WASH W. ANN

DATE : 5/9/2024 11:12:59 AM

SCALE: 1/4" = 1'-0"

1 EAST ELEVATION
SCALE 3/16" = 1'-0"

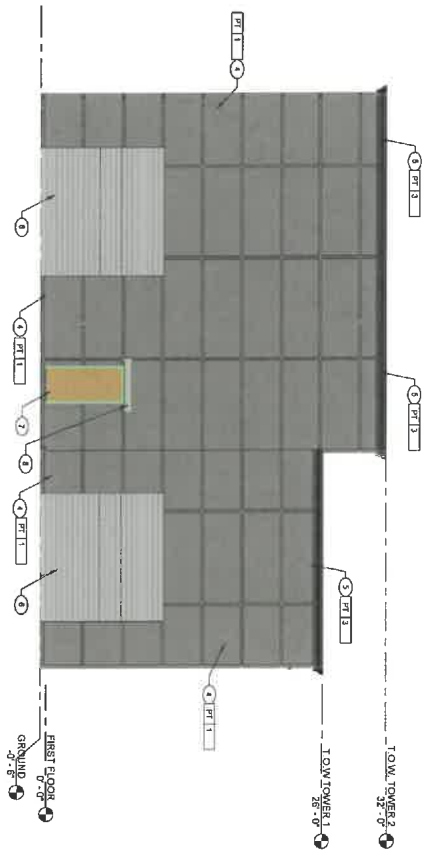


FOR REVIEW

ENTITLEMENT PACKAGE

24016 BLISS CAR WASH W. ANN

2 WEST ELEVATION
SCALE 3/16" = 1'-0"



ELEVATION KEYNOTES

1. CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM - SEE SHEET A2-40
2. 1/2" COAT SMOOTH FACE STUCCO SYSTEM OVER CMU
3. 1/2" COAT SMOOTH FACE STUCCO SYSTEM OVER 2 LAYERS 5/8" GRADE 70 90MIN PAPER OVERLAP PLYWOOD
4. 30 ELEMENT PANEL
5. DECORATIVE STONE MOTE CORNICE MOLDING
6. HOLLOW METAL DOOR AND FRAME - SEE SHEET A2-40
7. CANOPY

MATERIALS FINISH LEGEND

PT 1	PT 2	PT 3
PT 4	PT 5	PT 6
PT 7	PT 8	PT 9
PT 10	PT 11	PT 12
PT 13	PT 14	PT 15
PT 16	PT 17	PT 18
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PT 25	PT 26	PT 27
PT 28	PT 29	PT 30
PT 31	PT 32	PT 33
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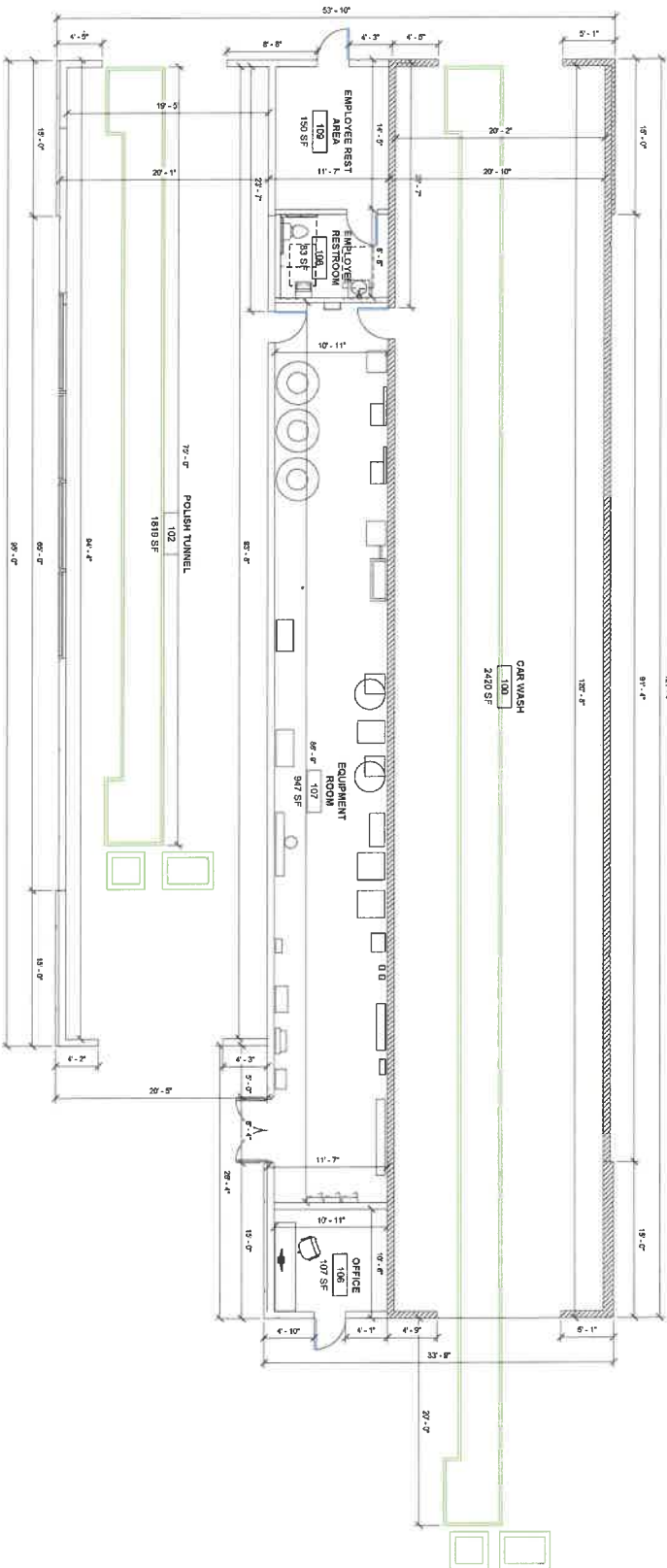
PAINT FINISH LEGEND

- PT 1 BENJAMIN MOORE - STONE (2112-40)
PT 2 BENJAMIN MOORE - CEMENT GREY (2112-40)
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PT 100 BENJAMIN MOORE - CEMENT GREY (2112-40)



W.E.S.T.A.R.
 ARCHITECTURAL PLANNING INTERIOR DESIGN
 10000 W. 10th Ave. Suite 100
 Denver, CO 80231

DATE: 5/9/2024 8:02:46 AM



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

SCALE: 1" = 20'-0"

FOR REVIEW

ENTITLEMENT PACKAGE

24016 BLISS CAR WASH W. ANN



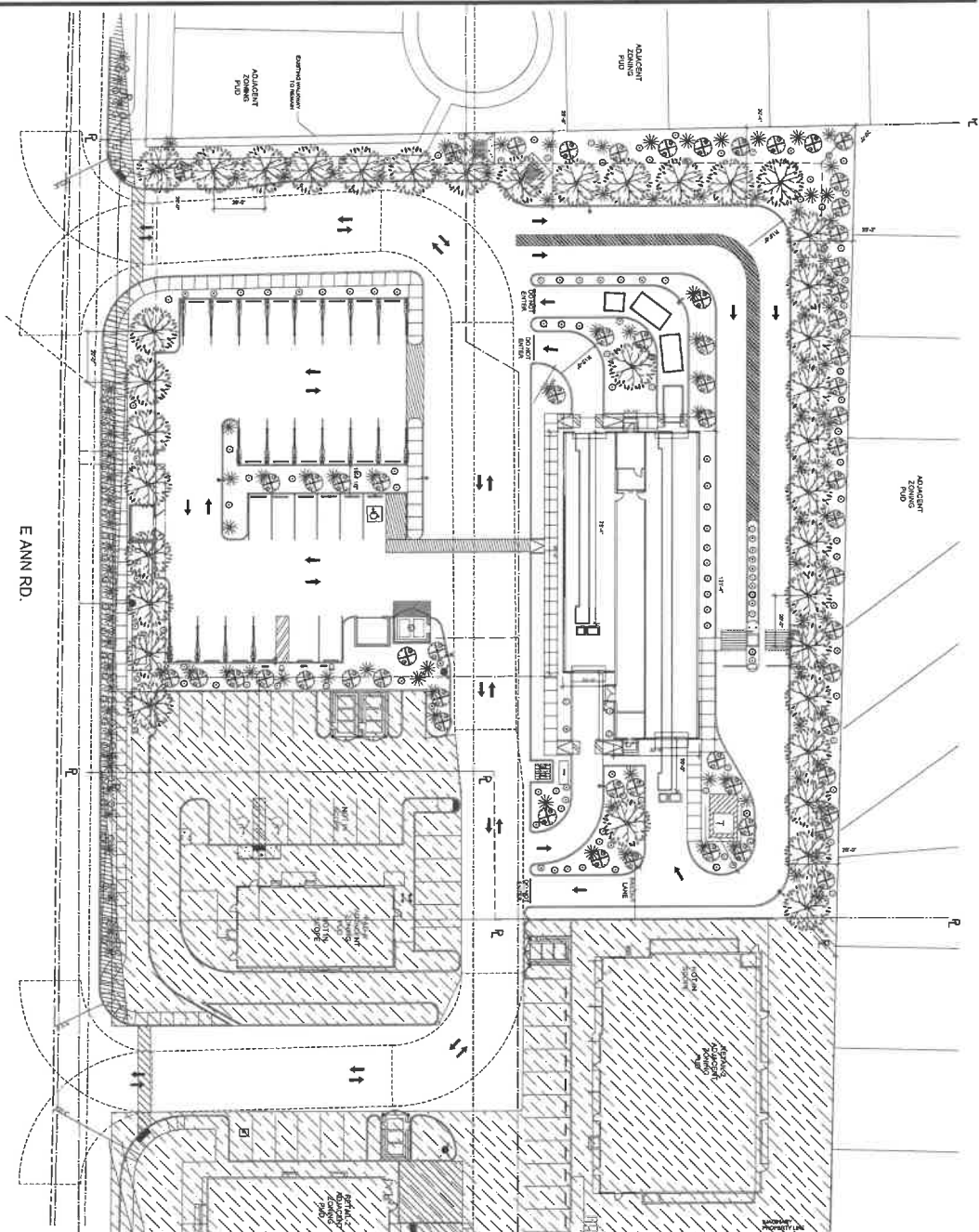
LANDSCAPE PLAN

FOR REVIEW

ENTITLEMENT PACKAGE

DATE: 05.21.2024

24016 BLISS CAR WASH W. ANN & 5TH



PLANT SCHEDULE

- LANDSCAPE PLAN KEY NOTE**
- LEGEND**
1. FIRE LANE
 2. STONE PAVING
 3. GRANITE PAVING
 4. STAMPED CONCRETE, TIGER GRASS PAVING
 5. WALL HEIGHT 1.8 METERS, 1.5M THICK, REINFORCED

LEGEND

PROPERTY LINE	SETBACK LINE	FRONT YARD

NOT IN SCOPE OF WORK

[illegible]

City of
Las Vegas

Sunrise Manor
(Clark County)

NELLIS
AIR FORCE
BASE

CONSTRUCTED CAR WASHES

ACTIVE CAR WASH USE PERMITS

Count of Overlapping Buffers

Car Washes
Approved, Not Built (N) (1/2 Mile Radius)
Construction (C)
Unknown (U)
Not Yet Began (B)

Count of Overlapping Buffers
1
2-3
4-5
6-7



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 WHEN MAP IS REDUCED FROM 1:117 ORIGINAL

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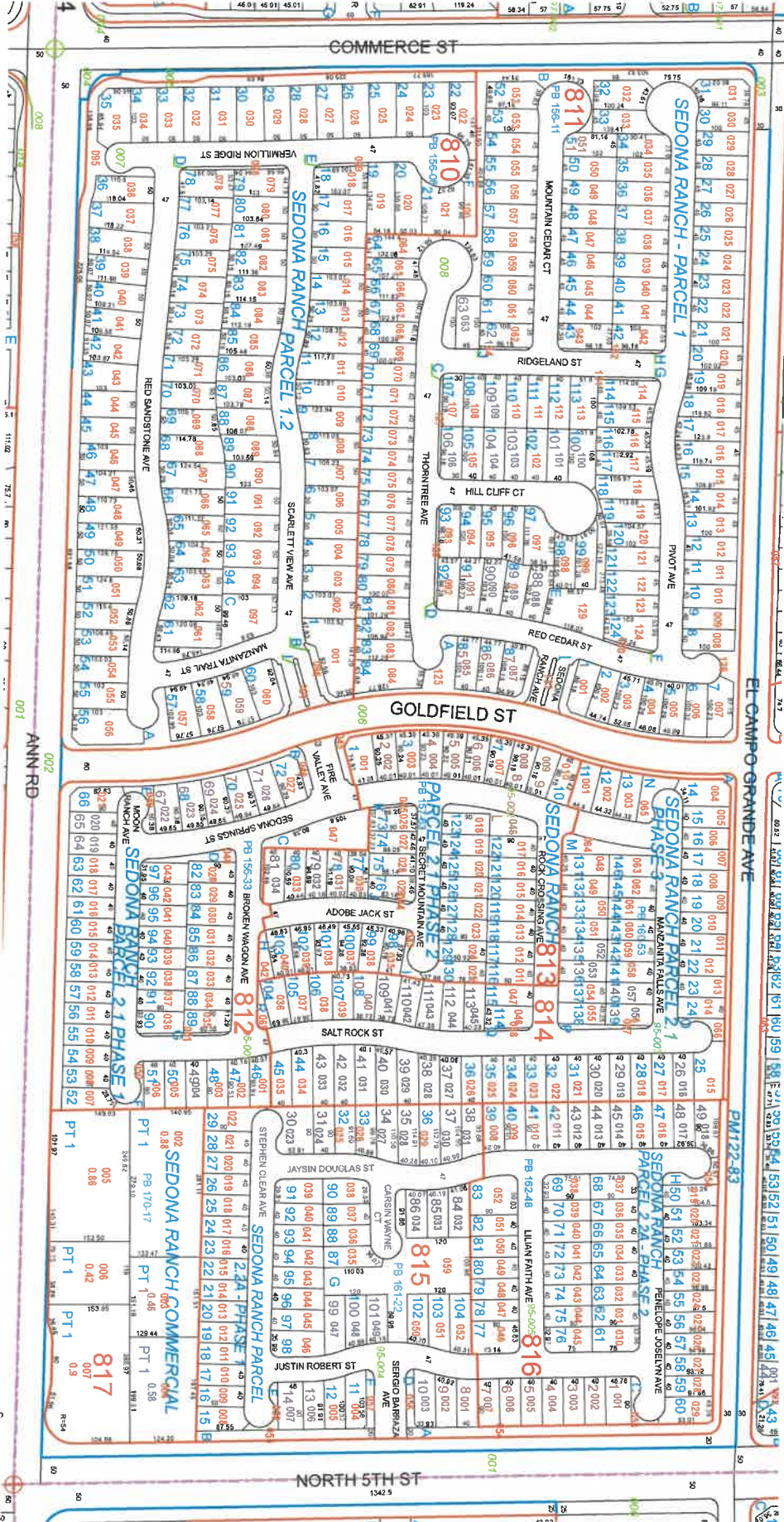
MAP LEGEND

PARCEL BOUNDARY
 SUB BOUNDARY
 AIR SPACE PCL
 RIGHT OF WAY PCL
 MATCH/LEASE LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PLATTED BOUNDARY
 SECTION LINE

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

BOOK	T19S R61E
100	101
102	103
125	124
123	123

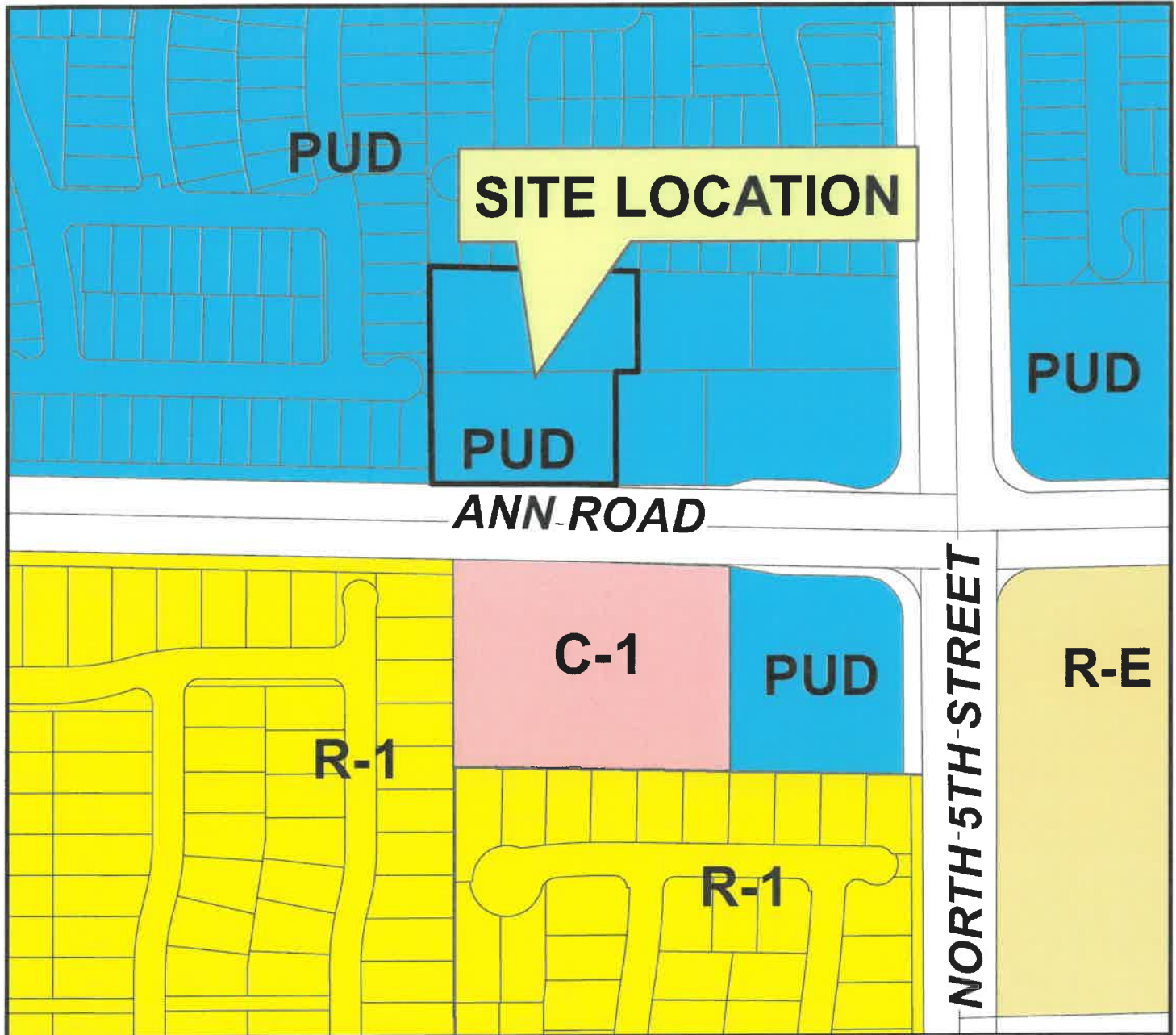
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Bliss Car Wash Nevada LLC
Application Type: Special Use Permit
Request: To Allow a Vehicle Washing Establishment
Project Info: North of Ann Road, Approximately 400 Feet
West of North 5th Street
Case Number: SUP-39-2024

06/05/2024

