

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0417-ARILEX TROPICANA ASSOC, LLC:**

**USE PERMIT** to allow vehicle wash.

**DESIGN REVIEW** for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone.

Generally located west of Pecos Road and south of Tropicana Avenue within Paradise. JG/sd/cv  
(For possible action)

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RELATED INFORMATION:

**APN:**

162-25-616 -001; 162-25-510-011 through 162-25-510-013

**LAND USE PLAN:**

WINCHESTER/PARADISE – NEIGHBORHOOD COMMERCIAL

WINCHESTER/PARADISE – CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.17 (project site)/18.1 (shopping center)
- Project Type: Vehicle wash
- Building Height (feet): 29 (carwash facility)/16 (quarterback building)/11 (vacuum canopy)/11 (pay station canopy)
- Square Feet: 3,558 (carwash facility)
- Parking Required/Provided: 338/665 (shopping center)
- Sustainability Required/Provided: 7/6

**Site Plans**

The plans depict a proposed vehicle wash along Pecos Road that will be in conjunction with the existing shopping center (Tropicana Centre.) The proposed facility will be located on APN 162-25-510-011 and will replace existing parking spaces and an undeveloped land. Access to the site is from Pecos Road by a private driveway that also serves as ingress/egress for the shopping center. The carwash facility is approximately 12 feet from the east property line. The entrance to the vehicle wash starts at the west end of the subject parcel and continues counterclockwise towards the south and east property lines to maximize queuing for 22 vehicles. A quarterback station will be located adjacent to the carwash pay station where employees assist customers. The pay kiosk will be for patrons to pay. Customers then will drive north into the tunnel and then

exit towards the vacuum stations located within the northwest corner of the project site. The vacuum canopies will be over each station.

As part of the project, the applicant will modify the existing driveway to increase the width to 22 foot wide for entrance and a 14 foot wide for egress. A pedestrian walkway is provided from Pecos Road that provides access to the shopping center. Also, a portion of the existing parking lot located at APN 162-25-510-012 will be reconfigured.

### Landscaping

The plans depict landscaping within the parcel and along Pecos Road. Along the east property line, which is adjacent to Pecos Road, a 15 foot wide landscape strip is depicted consisting of large trees spaced at 30 feet on center adjacent to an existing attached sidewalk. Along the north, west, and south property lines, shrubs and bushes are proposed to be planted. Two trees will be planted at each end of customer parking spaces.

### Elevations

The plans depict a proposed vehicle wash facility that is 29 feet in height with brown metal roof and neutral stucco finish. Horizontal articulation is provided with varying roofline, recognizable changes in exterior surface colors, metal awnings, stone veneer bottom and engaged columns to help break-up the building mass. The carwash runnel will face north/south direction and will have roll-up doors at each end.

The pay station is a self-service use and is up to 11 feet high with metal columns and flat roof which includes digital menus, sensor loop and stacking lane gates. The proposed vacuum stations will utilize canopies for shade. The vacuum canopies are up to 11 feet and feature a flat metal roof line and columns.

The proposed QB (quarterback station) will be 15 foot high with a flat roofline and metal awning over the door, and stone veneer at the bottom to break-up the mass.

### Floor Plans

The plans depict a vehicle wash facility with a vehicle wash tunnel, utility room, employee lounge, and equipment room. The QB station will have an open floor plan.

### Applicant's Justification

The applicant states that the residential uses to the east (across from Pecos Road) are within 200 feet of their proposed vehicle wash. The distance is 146 feet and to limit any impacts, landscaping has been provided along the east property line with large trees. The proposed vehicle wash building has been designed to orient to minimize the impact on the adjacent residential properties. For instance, the site has been designed so the vacuum stalls of the car wash are behind the showroom building and the vehicle wash is oriented in a north and south direction and do not face the residential properties. This will ensure that the noise from the project will not directly project onto the residential properties.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-25-900158	Administrative design review for 2 premanufactured structures (pump houses)	Approved by ZA	February 2025
ADR-18-900556	Administrative design review for building addition to existing shopping center	Approved by ZA	September 2018
ADR-900449-16	Administrative design review for building façade change within existing shopping center	Approved by ZA	May 2016
UC-0083-14	Use permit to reduce setback of a gasoline station from residential uses (no longer needed); design review for gasoline station	Approved by PC	May 2014
WS-0152-132	Restaurant with drive-thru and sign package	Approved by PC	May 2012
UC-0597-05	Supper club and live entertainment and reduce the separation between the use and residential development	Approved by PC	May 2005
ADR-0603-02	Administrative design review for a restaurant	Approved by ZA	July 2002
VC-1780-97	Check cashing	Approved by PC	November 1997
VC-0368-96	Outdoor garden center	Approved by PC	April 1996
VC-0327-94	Outdoor commercial activities beyond 3 daytime limit permitted by Code	Approved by PC	April 1994
VC-0529-91	Massage establishment in conjunction with a beauty salon	Approved by PC	July 1991

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Multi-family residential
West, South & North	Corridor Mixed-Use & Neighborhood Commercial	CG	Shopping center

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The vehicle wash is allowed in a CG zone if 200 feet separation is provided from any residential development. The 200 foot separation for a vehicle wash in any CG zone is to mitigate certain potential impacts, such as noise being generated by the vehicle wash. The plans depict a separation of 100 feet where 200 feet is required which necessitate a use permit. However, the shortest dimension from the proposed use to the closest point of the residential building is 146 feet. The vehicle wash tunnel will be located entirely within an enclosed building and any noise associated should be minimal. The applicant has designed the vehicle wash facility and tunnel in a north/south orientation to minimize any impacts to the residential uses to the east. Likewise, the applicant has placed the vacuum station in the northwest portion of the parcel where they will be screened by the vehicle wash facility. Also, the proposed use meets the intent of Master Plan Policy 1.3.3 that encourages integration of daily-needs services for neighborhoods. Staff can support the use permit.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, the proposed design of the buildings incorporates design elements including varying roofline, recognizable changes in materials and surface colors, parapet walls in the proposed design. The roll-up doors face away from the street and the residential uses to the east which will limit their visibility. Staff can support the proposed design review.

#### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0221-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** QUICK QUACK CAR WASH

**CONTACT:** BARGHAUSEN CONSULTING ENGINEERS, 18215 72ND AVENUE S., KENT, WA 98032