

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0855-WELLS CARGO INC:**

**DESIGN REVIEW** for a vehicle wash on 3.1 acres in a C-2 (Commercial General) Zone.

Generally located on the southeast corner of Spring Mountain Road and Tenaya Way within Spring Valley. JJ/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-15-610-021

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 3.1
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32.25
- Square Feet: 5,150
- Parking Required/Provided: 15/17

**Site Plans**

The plans depict a vehicle wash facility with access to the site via existing driveways along Tenaya Way and Spring Mountain Road, with cross access to the shopping center to the east. Seventeen customer and employee parking spaces are to the north and northwest of the vehicle wash building. Twenty-seven vacuum spaces are located between Tenaya Way and the vehicle wash building. The plans indicate that residential uses are present to the north of the site, setback 200 feet from the proposed vehicle wash in compliance with Title 30 standards. A canopy and pay stations are provided along the east side of the vehicle wash building. There will be 3 vehicle queuing lines running north to south funneling into 1 queue into the vehicle wash tunnel that will run from south to north. The proposed egress from the tunnel will be facing Spring Mountain Road; however the applicant is proposing landscaping to buffer the bay door from the right-of-way.

**Landscaping**

Along the northern and western perimeters of the subject site, a minimum 15 foot wide landscape buffer is shown. There are existing attached sidewalks, which are to remain, along Spring

Mountain Road and Tenaya Way. The trees have been provided in a single row behind the attached sidewalks, generally spaced 20 feet on center. Parking lot landscaping is proposed with finger islands containing trees and landscape ground coverage.

Elevations

The maximum building height is 32 feet, 3 inches, although most of the building is approximately 21 feet, 6 inches high. The building elevations show articulation and building materials that include decorative molding, clear anodized aluminum, and clear tempered glazing. The proposed color scheme includes shades of tan, almond, gray, and seafoam pantone.

Floor Plans

The vehicle wash building including the tunnel, office area, and equipment room is approximately 5,150 square feet.

Applicant’s Justification

The applicant states that the proposed development is meeting all code requirements.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1695-00	Retail store on a pad site in conjunction with an existing shopping center on a portion of 14.1 acres	Approved by PC	December 2000
WT-0519-97	Extend the time limit for off-site improvement permits for a period of 2 years for a shopping center	Approved by BCC	June 1997
UC-0363-95	A 5 day event (carnival) in the parking lot of an existing shopping center	Approved by PC	April 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & East	Corridor Mixed-Use	C-2	Undeveloped & retail
West	Industrial Employment	R-E	Sand & gravel operation (Wells Cargo)

**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**

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.

Staff does not have concerns with the location of the vehicle wash since it is setback more than 200 feet from the residential development to the north. The residential uses to the north will not be negatively impacted by the sight and sound of the car wash tunnel, since landscaping and Spring Mountain Road will act as buffers. The vehicle wash site has also been integrated with the retail store with which it shares driveway access to the east. Lastly, the development of the site is in-fill in nature, which supports Master Plan Policy 1.4.4. For these reasons, staff can support this 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 an application for a zoning inspection.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

### **Fire Prevention Bureau**

- No comment.

**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 and reference POC Tracking #0461-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ULTRA CLEAN INTERMEDIATE, LLC

**CONTACT:** JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135