



431 Prater Way
Sparks, NV 89431
Phone 775-353-2306
Fax 775-353-2470

REVISED Application Review Comments
Engineering and Traffic Division

Permit Number: **PCN19-0023 / CU19-0008**

Date: July **08**, 2019

Project Address: 4620 Wedekind, Sparks, NV 89431

Project Description: Allow for the construction and operation of an approximately 4,512 square foot car wash on a site 1.61 acres in size in the PO (Professional Office) zoning district.

To: BW Sparks, Inc.,

The referenced project has been reviewed for compliance with the Sparks Municipal Code as adopted by the City of Sparks. Please review the items listed below which include comments and proposed conditions of approval for this Conditional Use Permit Application.

Comments:

1. Please provide documentation of acceptance of access location **and improvements** on McCarran Boulevard from NDOT.
2. Please provide documentation of acceptance of proposed intersection improvements at Wedekind Road and McCarran Boulevard from NDOT.
3. Please analyze sight distance at the access on Wedekind Road. There is an existing very large tree located east of the proposed driveway which may impede drivers from being able to have clear sight to the east. Additionally, there is another very large tree to the west which may need to be trimmed to avoid sight distance issues.
4. Please ensure that proper emergency services circulation is provided through the site to the approval of the Fire Department.
5. Please verify that Type 1 curb and gutter is proposed to be constructed along the project frontage on Wedekind Road.
6. Please add attached minimum 4' wide sidewalk along project frontage on Wedekind

Road.

7. Please provide plans which show proposed improvements at the intersection of Wedekind Road and McCarran Boulevard.
8. Please verify that standards for Low Access Control (LAC) driveway spacing is met on Wedekind Road.
9. **Traffic comment – please provide a stop condition for traffic exiting the car wash tunnel in order to mitigate vehicle conflicts between entering traffic from McCarran Boulevard and the exiting car wash traffic.**

Proposed Conditions of Approval:

1. The applicant shall obtain permits from NDOT for construction of the approved intersection improvements at Wedekind Road and McCarran Boulevard prior to or concurrent with the issuance of City of Sparks site improvement or building permits.

Please feel free to contact me directly if you have any questions or concerns at 775-353-1668 or via email at jthomas@cityofsparks.us.

Reviewed by,

Janelle Thomas
Civil Engineer Sr
City of Sparks