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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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June 14, 2023

Wayne Kezar  
HJEE LLC  
2325 East Cheyenne Avenue  
North Las Vegas, Nevada 89030

**RE: 22-0670 [SUP1, SUP2, AND SDR1]  
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 4.49 acres on the west side of Decatur Boulevard, approximately 149 feet south of Vegas Drive (APNs 138-25-518-003 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Crear)

**22-0670-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

**22-0670-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

**22-0670-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,070 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A 173-UNIT MINI-STORAGE FACILITY, CAR WASH, RESTAURANT WITH DRIVE THROUGH AND COMMERCIAL SHELL BUILDING WITH WAIVERS OF BUILDING DESIGN REQUIREMENTS

This approval is subject to the following conditions:

**22-0670-SUP1 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0670-SUP2) and Site Development Plan Review (22-0670-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.



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4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0670-SUP2 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0670-SUP1) and Site Development Plan Review (22-0670-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0670-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (22-0670-SUP1 and SUP2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 05/16/23, and building elevations, date stamped 04/10/23, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow a blank expressionless Mini-Storage Facility building façade where the building design should incorporate patterns and materials that provide visual interest.
5. A Waiver is hereby approved to allow a wash bay door to face the right-of-way where such is not allowed.
6. An Exception from Title 19.08.110 is hereby approved, to allow 15 interior parking area trees where 26 are required.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Trees shall be planted 20-foot on center adjacent to Decatur Boulevard.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
  - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
  - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace

- c. determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
  - d. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
  - e. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

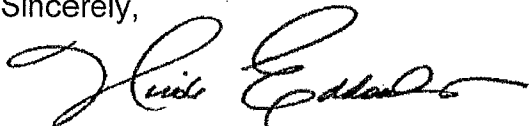
14. If not already constructed by development entitled through 21-0317, construct a bus turn-out/right turn lane per Standards Drawing 234.4 and grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that such an easement is not required. Dedicate the additional right-of-way on Decatur Boulevard for the limits of Standard Drawing 234.4 prior to the issuance of permits for this site.
15. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
16. Relocate existing private sewer lines in conflict with this proposed design concurrent with on-site development as required.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The

Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on July 19, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Fredy Sidhom  
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