



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

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October 18, 2023

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

**RE: 22-0670 [SUP1, SUP2, AND SDR1]  
CITY COUNCIL MEETING OF OCTOBER 18, 2023**

Dear Applicant:

The City Council at a regular meeting held on *October 18, 2023* voted to accept the applicant's request to **WITHDRAW WITHOUT PREJUDICE** 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

The Notice of Final Action was filed with the Las Vegas City Clerk on *October 18, 2023*.

Sincerely,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Fredy Sidhom  
Sidhom Brothers Company LLC  
1 Ocean Harbor Lane  
Las Vegas, Nevada 89148

Josh Harney  
Baughman & Turner Inc  
1210 Hinson Street  
Las Vegas, Nevada 89102