

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-36-2024 **Grand Teton-Decatur Retail**
Date: May 14, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for Park Highlands*, NRS 278 and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. The property owner shall grant a 5' PUE along the property boundary adjacent to public right of way.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement).

11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Development & Flood
Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.05.14 09:41:15-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

April 30,2024

City of North Las Vegas
2250 Las Vegas Blvd.
North Las Vegas, NV 89030

RE: Letter of Intent- Special Use Permit for a car wash, APN: 124-18-110-009

Dear Sir or Madam:

Please accept this as our letter of Intent requesting a Special Use Permit for a car wash, in conjunction with a convenience store with gas pumps, located on the southeast corner of Grand Teton and Decatur. This parcel is a portion of the Valley Vista Master Planned Community. The subject parcel is zoned Neighborhood Commercial, MP-C-C-1. The overall development is a retail center with restaurants, a convenience store with gas pumps, and various other retail uses. These uses were approved with the development agreement (DA-02-21). A car wash was not included in the list of uses in the development agreement and therefore, a use permit is required.

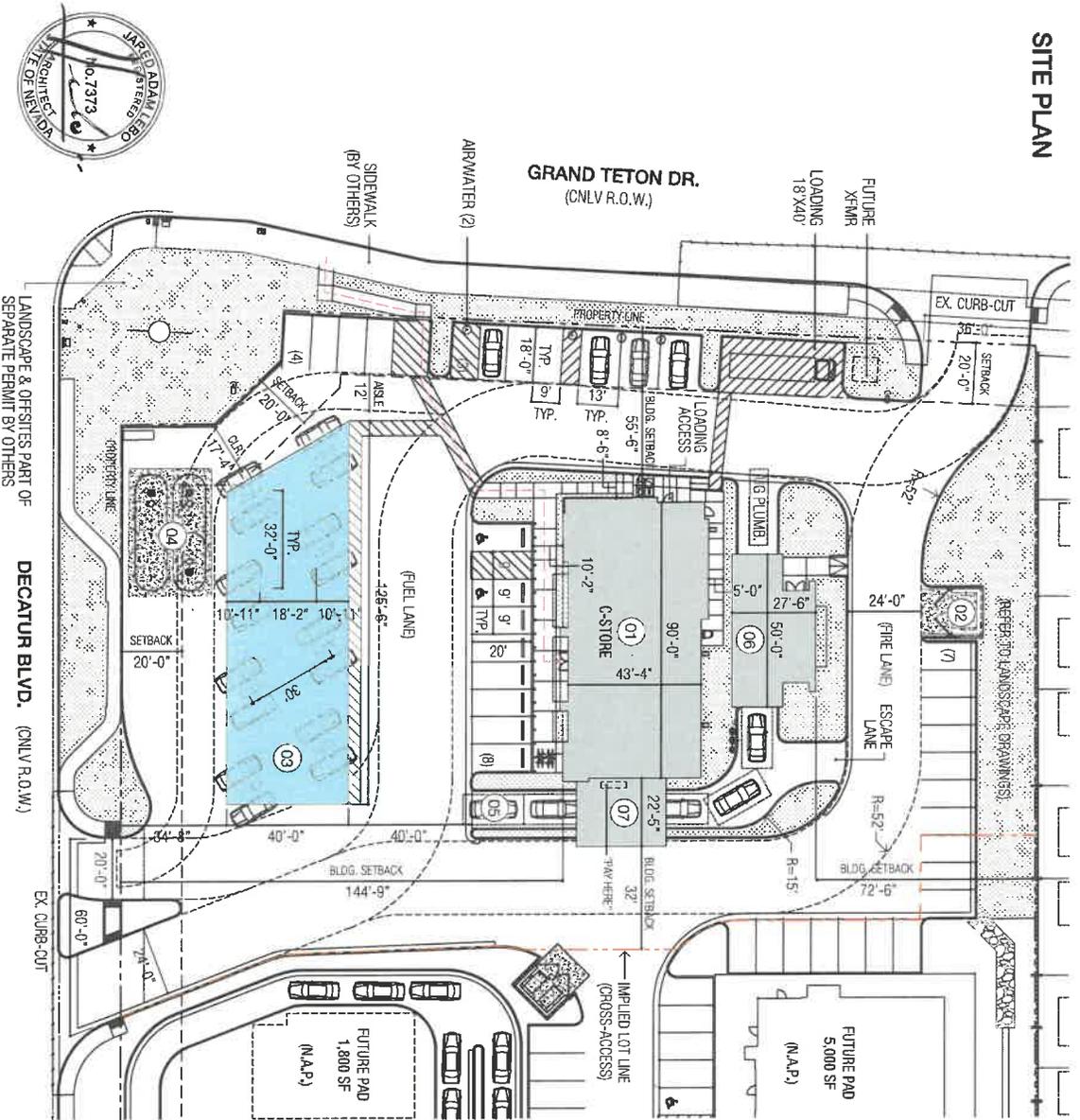
The car wash is a self-service drive thru car wash attached to the convenience store. The car wash matches the elevation for the convenience store. The colors are neutral tones with green accent panels, with stone veneer trim. Landscaping is shown along the eastern boundary, between the retail center and the residential to the east. This use permit was approved in 2022. The developer has been constructing the off-sites for the overall project; however, the off-sites need to be completed before the permit for the car wash and store can be issued. Unfortunately, the use permit expired waiting for the final completion of the off-sites, therefore, we need a reapproval of the use permit.

We believe this is a compatible use with area and respectfully request your approval. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

SITE PLAN



LEBO DESIGN
2024.05.11

7-11 GRAND TETON & DECATUR - LAS VEGAS | SCHEME 10

LANDSCAPE & OFF-SITES PART OF DECATUR BLVD. (ONLY R.O.W.)
SEPARATE PERMIT BY OTHERS

THESE DIMENSIONS CONFORM TO THE REQUIREMENTS OF THE STATE AND COUNTY. THE PRESENCE OF THE
ADJACENT PROPERTIES, THE WAY THEY ARE ZONED, AND THE REQUIREMENTS OF THE APPLICABLE
CITY ORDINANCES, THE APPLICABLE ZONING ORDINANCES, THE APPLICABLE CITY ORDINANCES,
AND THE CITY OF LAS VEGAS, NEVADA, ARE HEREBY ACKNOWLEDGED. THE CITY OF LAS VEGAS,
NEVADA, IS HEREBY REQUESTING THE APPLICABLE ZONING ORDINANCES, THE APPLICABLE CITY
ORDINANCES, AND THE CITY OF LAS VEGAS, NEVADA, TO REVIEW THIS SITE PLAN AND
PROVIDE COMMENTS ON THESE DIMENSIONS SHALL MAKE

OPTION J Overall Site Plan Legend

Program	Code	Spaces Req.
01 C-Store Building		25
02 Trash Enclosure		22
03 Fueling Canopy (16) @ 16' chr ht.		3
04 Tank Farm		25
05 Carwash Entrance		2
06 Carwash (50' Tunnel)		0
07 Carwash Entrance Canopy		0

Total GSF - Level 01 (Carwash)	1,812
Total NSF - Level 01 (C-Store)	3,765
Total GSF - Level 01 (C-Store)	3,904
Total NSF - Level 02 (C-Store)	914
Total GSF - Level 02 (C-Store)	1,096
Total NSF - All Levels (C-Store)	4,679
Total GSF - All Levels (C-Store)	5,000

Parking Analysis

Program	Code	Spaces Req.
C-Store	1:200 SF	25
Total - Parking Required (5,000 sf)		25
Total - Parking Provided (on-site)		22
Total - Parking Provided via Cross-access		3
Total - Parking Provided		25
Total HC Parking Provided		2
Total - Reduction Requested		0 (0%)

- Proposed Building & Carwash
- Proposed Fueling Station
- Landscape
- Accessible Path from ROW
- Implied Lot Line

SCALE (FT) N.T.S.

EAST ELEVATION



SCALE (FT) 0 2 4 8
1/8" = 1'-0"

11 Paint / Panel Colors

Color	Material / Panel						
(A)	Stucco Field #1	(B)	Stucco Accent	(C)	Panel Field	(D)	Panel Accent
(E)	Stucco Field #2	(F)	Metal Accent	(G)	Stucco Field	(H)	Stucco Accent
(I)	Warmstone	(J)	Fireweed	(K)	Purple	(L)	Newburyport Blue
(M)	Accessible Beige	(N)	Iron Ore	(O)	Umber	(P)	

- 01 Smooth Stucco Finish System
- 02 Concrete-look Panel
- 03 Painted Metal Canopy
- 04 Storefront Glazing
- 05 Wood-look Panel
- 06 Metal Coping Strip
- 07 CMU
- 08 Metal Roof
- 09 Perforated Metal Mesh
- 10 Brick-look Panel

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SOUTH ELEVATION



EXTERIOR MATERIALS

01 Smooth Stucco Finish System	02 Concrete-look Panel	03 Painted Metal Canopy	04 Storefront Glazing	05 Wood-look Panel	06 Metal Coping Strip	07 CMU	08 Metal Roof	09 Perf. Metal Mesh	10 Brick-look Panel
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11 Paint / Panel Colors

A Stucco Field #1 SW 7032 Warmstone	B Stucco Accent SW 6328 Fireweed	C Panel Field Fluid Canopy Accent SW 7047 Purpoise	D Panel Accent BM HC155 Newburyport Blue	E Stucco Field #2 SW 7036 Accessible Beige	F Metal Accent SW7069 Iron Ore	G Stucco Field
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THESE DIMENSIONS AND SPECIFICATIONS ARE NEARLY FINAL. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THESE DIMENSIONS AND SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NORTH ELEVATION



11 Paint / Panel Colors

A Stucco Field #1	B Stucco Accent	C Panel Field	D Panel Accent	E Stucco Field # 2	F Metal Accent	G Stucco Field
SW 7032 Warmstone	SW 6328 Fireweed	SW 7047 Purpose	BM-HC155 Newburyport Blue	SW 7036 Accessible Beige	SW7059 Iron Ore	SW6141 Umber
Stucco Field #1		Panel Field		Stucco Field # 2		Stucco Field
Stucco Accent		Panel Canopy/Accent		Metal Accent		Stucco Field

- 01 Smooth Stucco Finish System
- 02 Concrete-look Panel
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- 08 Metal Roof
- 09 Perf. Metal Mesh
- 10 Brick-look Panel

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City of North Las Vegas
Project of Regional Significance

Address: SEC of Grand Teton and Decatur

APN: 124-18-110-009

Prepared by: Lucy Stewart-LAS Consulting

1. Trips Generated

AM Peak Hour	0 trips
PM Peak Hour	9-in 9-out trips
Average Daily Trips	18 trips

2. Estimated Number of Additional Pupils

Elementary School	0 students
Middle School	0 students
High School	0 students

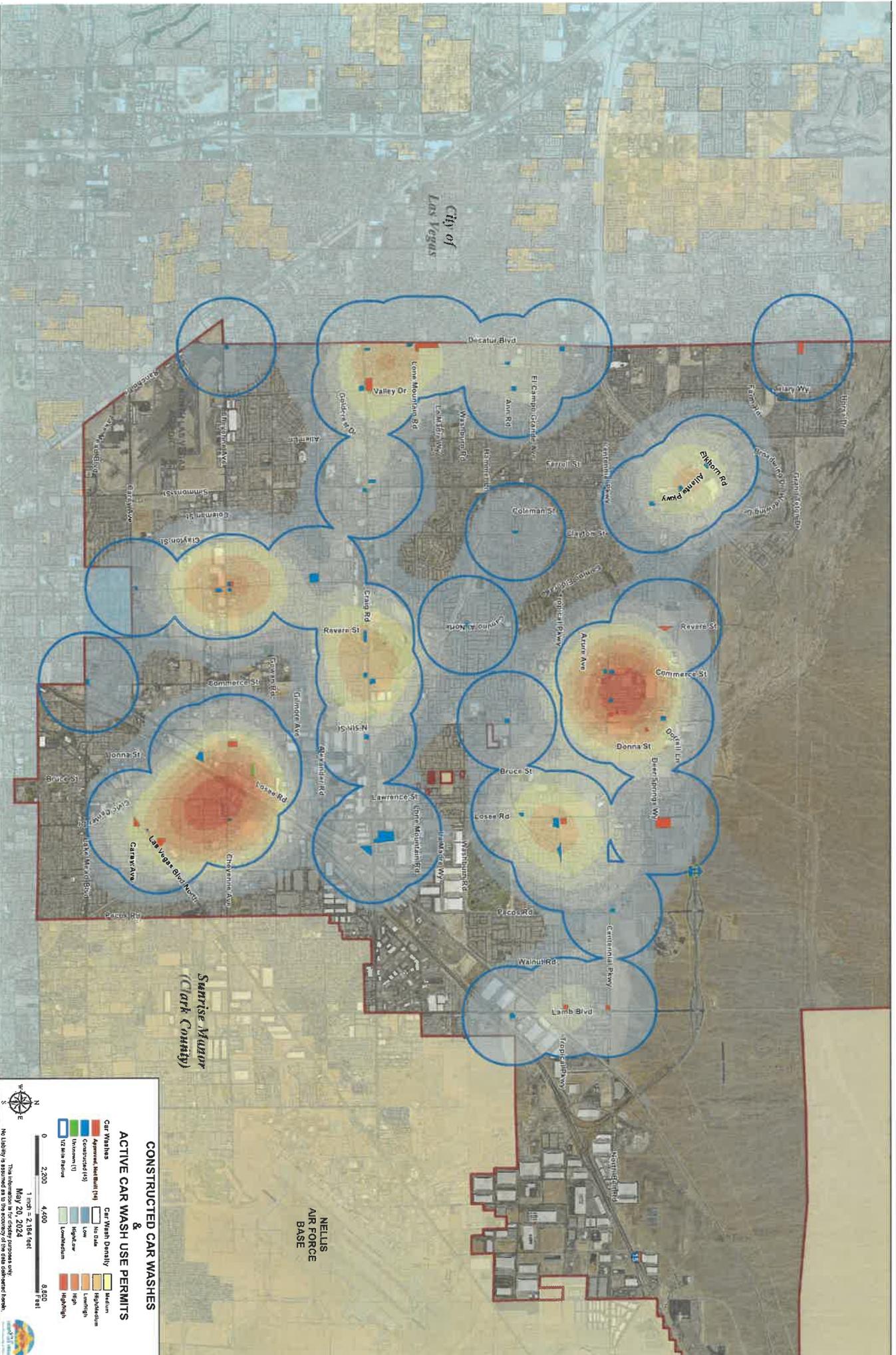
3. Distance from Emergency Facility

Police: Northwest Area Command –(NLVPD) 3755 W.
Washburn Rd, NLV 4.5 miles

Fire: Station 56 – 3475 West Elkhorn 2.2 miles

4. Effect on Housing, Mass Transit, Open Space and Recreation:

The project is a car wash and will not have an effect on housing, mass transit, open space or recreation.



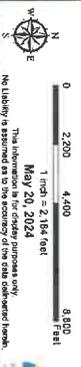
City of
Las Vegas

Sunrise Manor
(Clark County)

NELLIS
AIR FORCE
BASE

**CONSTRUCTED CAR WASHES
&
ACTIVE CAR WASH USE PERMITS**

Car Washes	Car Wash Density
Approved (Available) (H)	No Data
Constructed (S)	Low
Unknown (U)	High/Low
1/2 Mile Buffer	Low/Medium
	High
	High/High



This information is for display purposes only. No liability is assumed as to the accuracy of the data displayed herein.

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

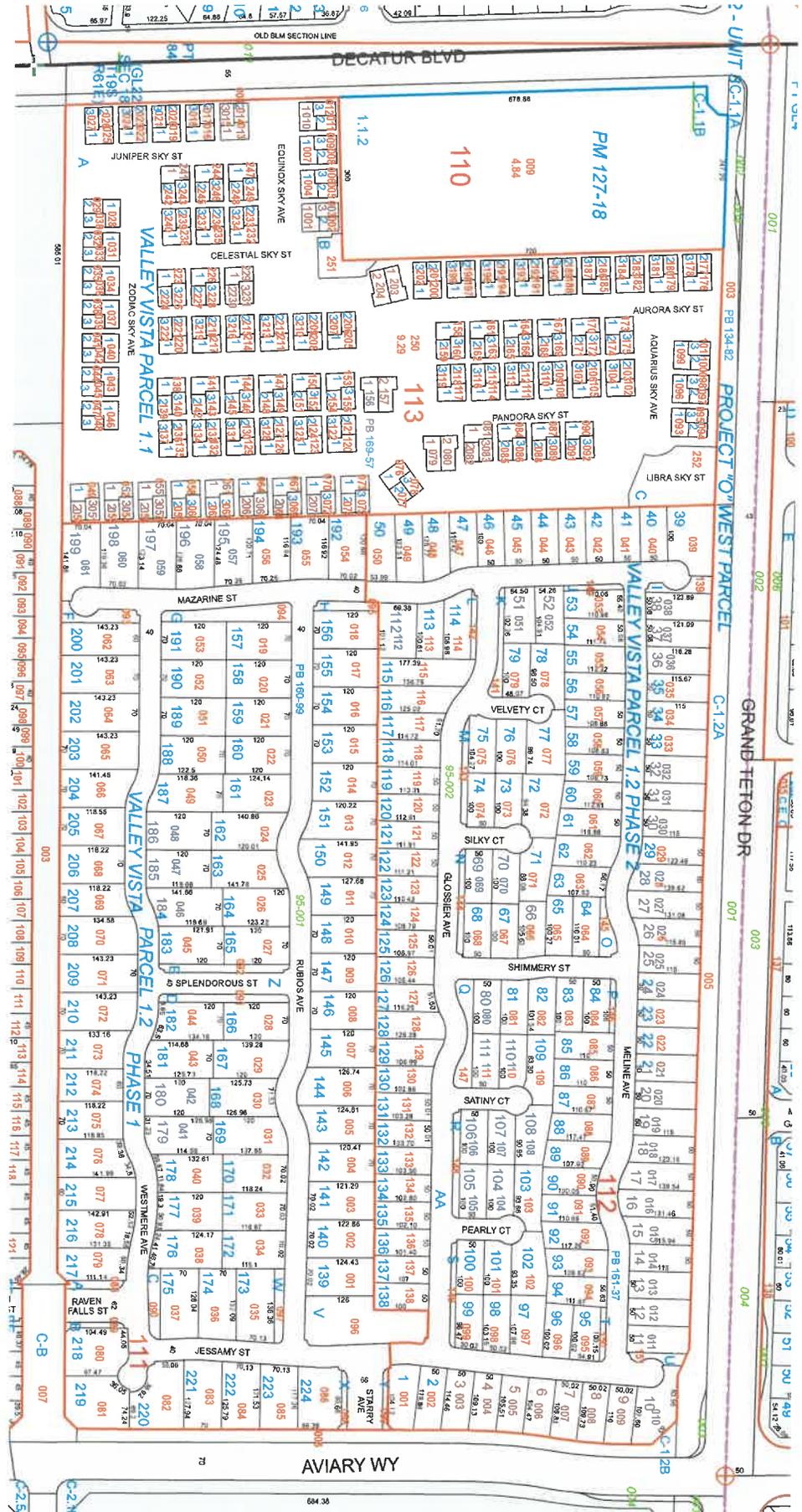
USE THIS SCALE/EVEN WHEN MAP REDUCED FROM 11X17 ORIGINAL

- MAP LEGEND**
- Parcel Boundary
 - Sub Boundary
 - Road Boundary
 - March/Leader Line
 - Historic Lot Line
 - Historic Sub Boundary
 - Historic P&ID Boundary
 - Section Line
 - 007 Road Parcel Number
 - 001 Parcel Number
 - 1.00 Acreage
 - 202 Parcel Sub/Seq Number
 - PB 24-45 Plat Recording Number
 - 5 Block Number
 - 615 Govt Lot Number

T19S R61E	18	N 2 NW 4	124-18-1
99 100	101 102	5 1	5 1
26 125	124 123	6 2	6 2
37 138	139 140	7 3	7 3
		8 4	8 4

Scale: 1" = 200'

Rev: 1/18/2024

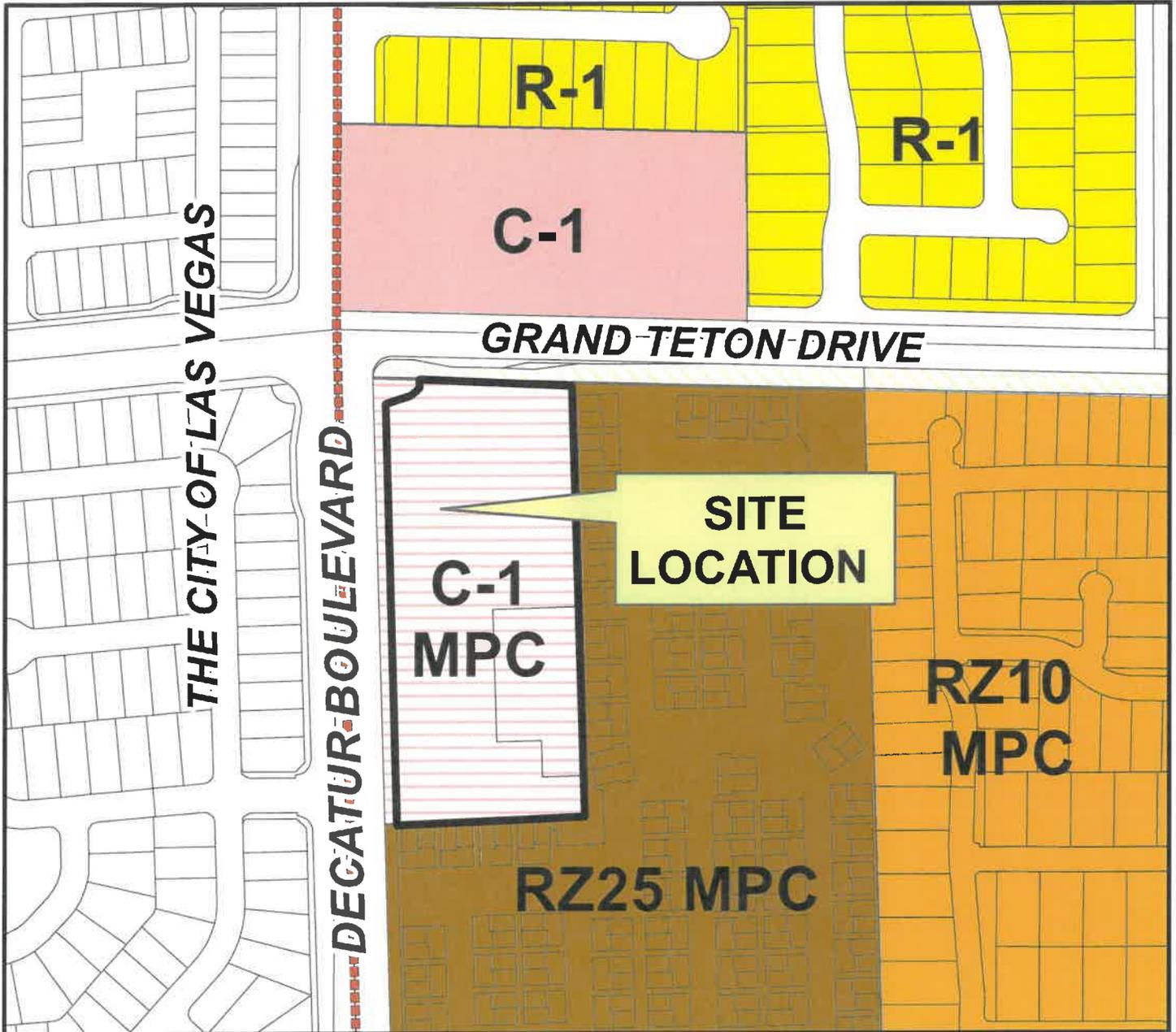


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DEC-GT, LLC
Application Type: Special Use Permit
Request: To Allow an Automobile Washing Establishment Incidental to a Convenience Food Store with Gas Pumps
Project Info: Southeast corner of Decatur Boulevard and Grand Teton Drive
Case Number: SUP-36-2024

05/20/2024

