

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Sharianne 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=jlove@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.

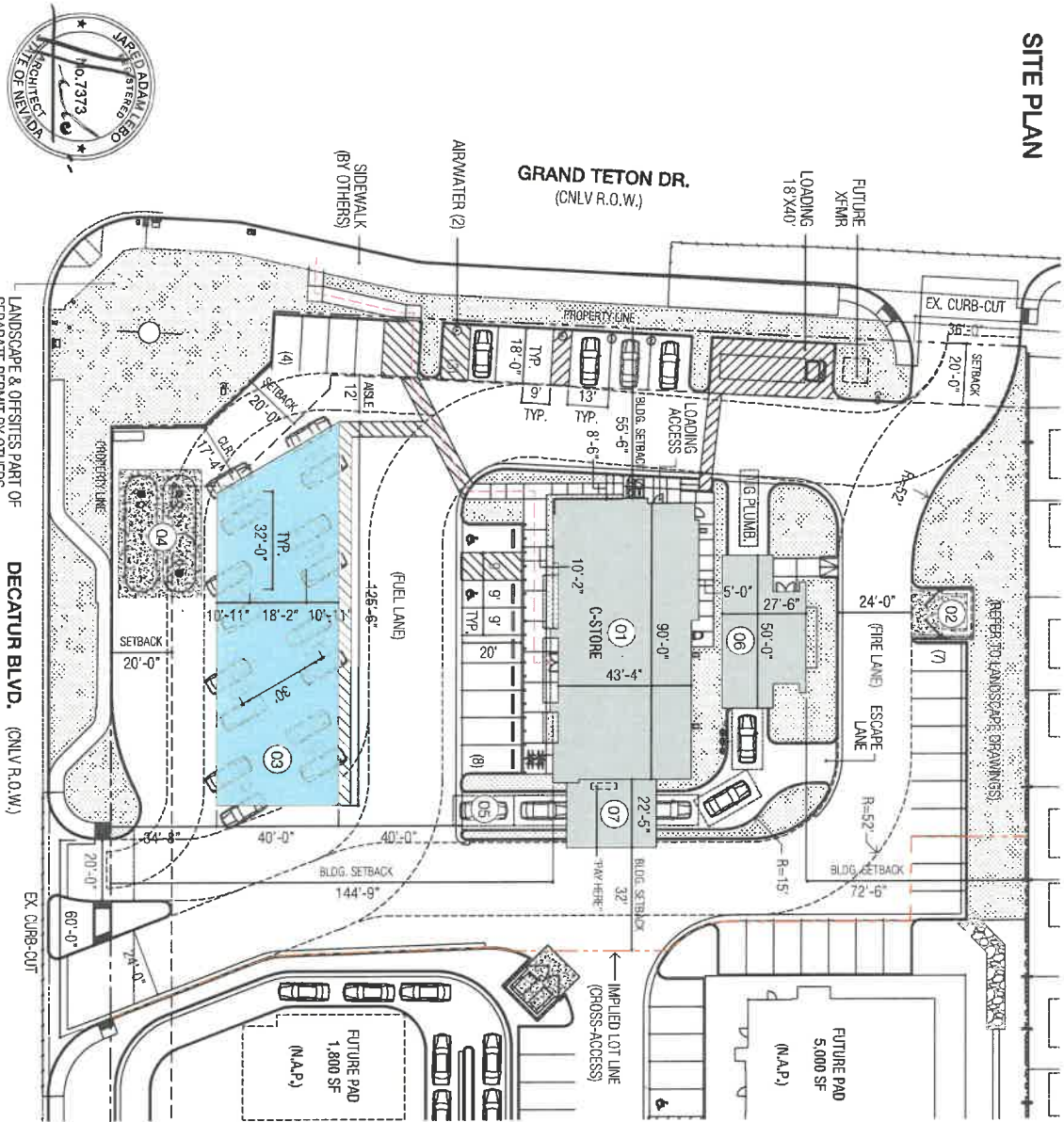
The car wash is a self-service drive thru car wash attached to the convenience store. The car wash matches the elevation for the convenience store. The colors are neutral tones with green accent panels, with stone veneer trim. Landscaping is shown along the eastern boundary, between the retail center 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



2024.05.11

7-11 GRAND TETON & DECATUR - LAS VEGAS

SCHEME 10

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OPTION J  
Overall Site Plan  
Legend

| Program                               | SF    |
|---------------------------------------|-------|
| 01 C-Store Building                   | 3,904 |
| 02 Trash Enclosure                    |       |
| 03 Fueling Canopy (16) @ 16' clr h.t. |       |
| 04 Tank Farm                          |       |
| 05 Carwash Entrance                   |       |
| 06 Carwash (50' Tunnel)               |       |
| 07 Carwash Entrance Canopy            |       |

|                                  |       |
|----------------------------------|-------|
| 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  
Legend

| Program                                   | Code     | Spaces Req. |
|---|----------|-------------|
| C-Store                                   | 1:200 SF |             |
| 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      |

- \*\* NO PARKING VARIANCE REQUIRED \*\*
- Proposed Building & Carwash
  - Proposed Fueling Station
  - Landscaping
  - Accessible Path from ROW
  - Implied Lot Line

SCALE (FT) N.T.S.



The diagram shows a perspective view of a building facade with several roof levels indicated by dashed lines and labels:

- T.O. ROOF (HIGH POINT)**: +30'-2"
- T.O. ROOF (LOW POINT)**: +24'-4"
- T.O. PARAPET (GARWASH)**: +20'-0"
- T.O. PARAPET (C-STORE)**: +18'-0"
- B.O. SHADE CANOPY**: +10'-0"
- B.D. FINISH FLOOR**: +5'-4"

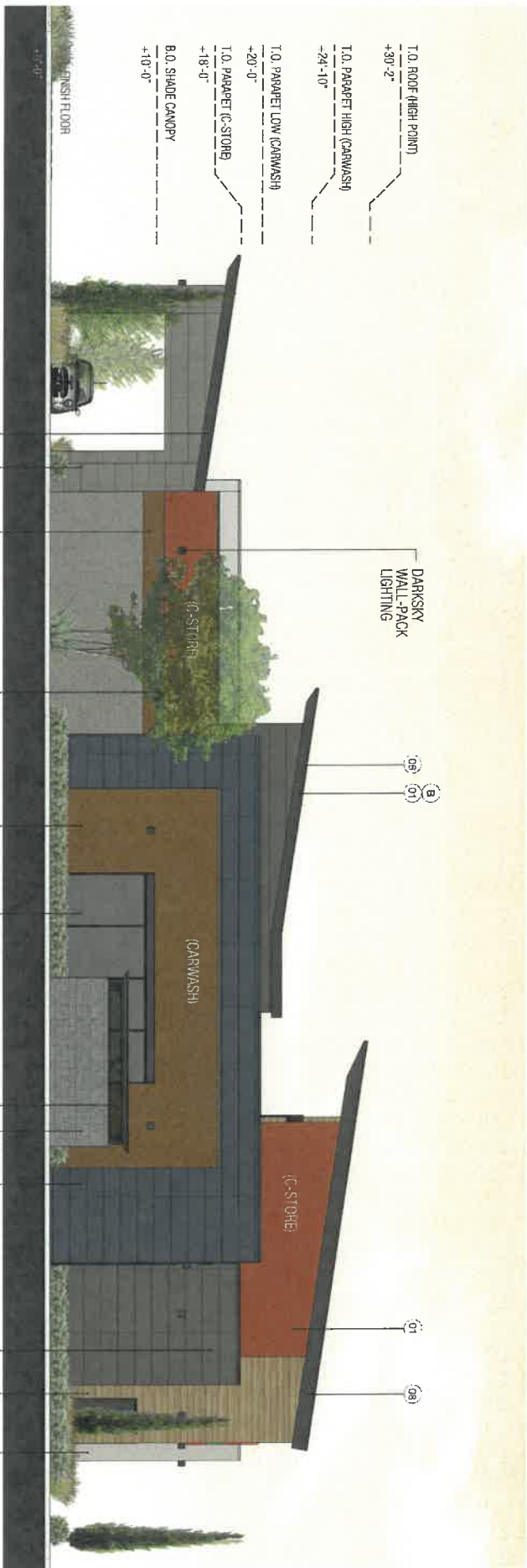
Other annotations include:

- (06) (05)**: Callouts pointing to the main roofline.
- (06) (07) (B)**: Callouts pointing to the "NEW SIGNAGE (UNDER SEPARATE PERMIT)" area.
- DECORATIVE LIGHTING**: Label pointing to the lighting fixture below the signage.
- T.O. ENTRY ROOF**: +25'-6"
- CAR WASH**: Signage visible at the bottom right of the building.

| Material                       | Color                              |
|--------------------------------|------------------------------------|
| 01 Smooth Stucco Finish System | A Stucco Field #1                  |
| 02 Concrete-look Panel         | B Stucco Accent                    |
| 03 Painted Metal Canopy        | C Panel Field / Finl Canopy Accent |
| 04 Storefront Glazing          | D Panel Accent                     |
| 05 Wood-look Panel             | E Stucco Field #2                  |
| 06 Metal Coping Strip          | F Metal Accent                     |
| 07 CMU                         | G Stucco Field                     |
| 08 Metal Roof                  |                                    |
| 09 Perf. Metal Mesh            |                                    |
| 10 Brick-look Panel            |                                    |



EAST ELEVATION

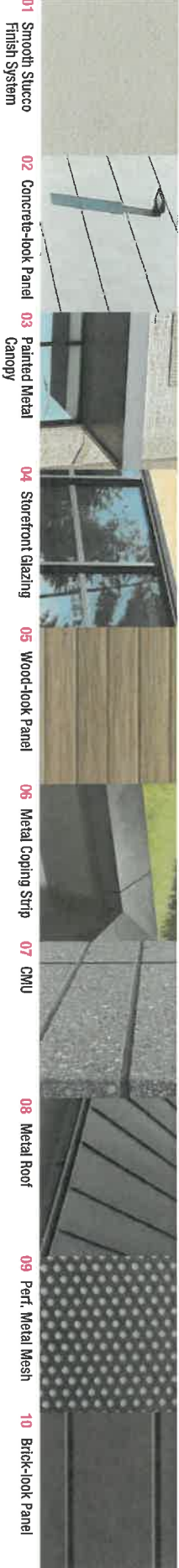


SCALE (FT) 0 2 4 8  
1/8" = 1'-0"

11 Paint / Panel Colors

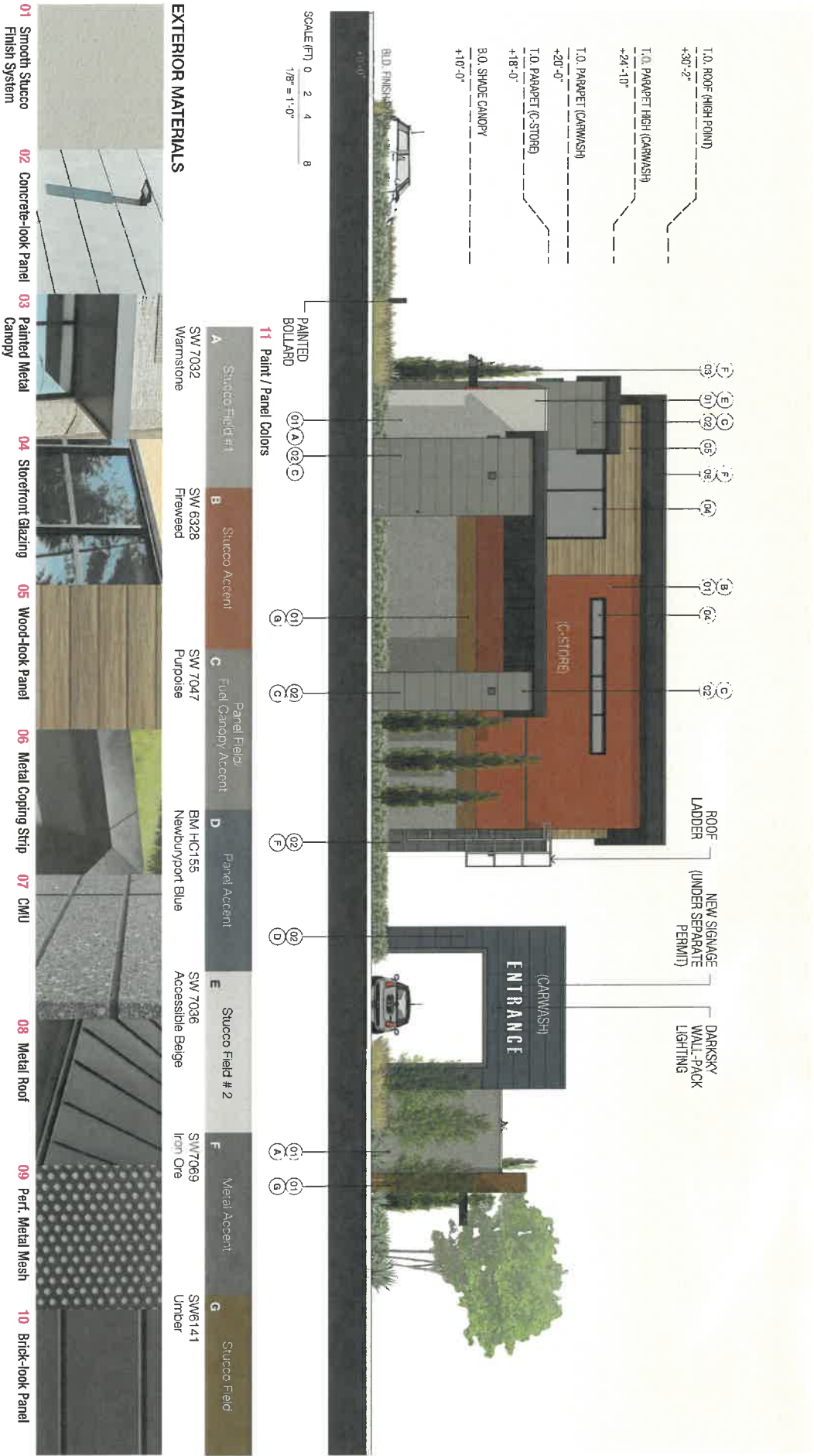
| A Stucco Field #1 |           | B Stucco Accent |          | C Panel Field / Panel Canopy Accent |        | D Panel Accent |                  | E Stucco Field # 2 |                  | F Metal Accent |          | G Stucco Field |       |
|-------------------|-----------|-----------------|----------|-------------------------------------|--------|----------------|------------------|--------------------|------------------|----------------|----------|----------------|-------|
| SW 7032           | Warmstone | SW 6328         | Fireweed | SW 7047                             | Purple | BM H-C156      | Newburyport Blue | SW 7036            | Accessible Beige | SW7069         | Iron Ore | SW6141         | Umber |

EXTERIOR MATERIALS



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SOUTH ELEVATION





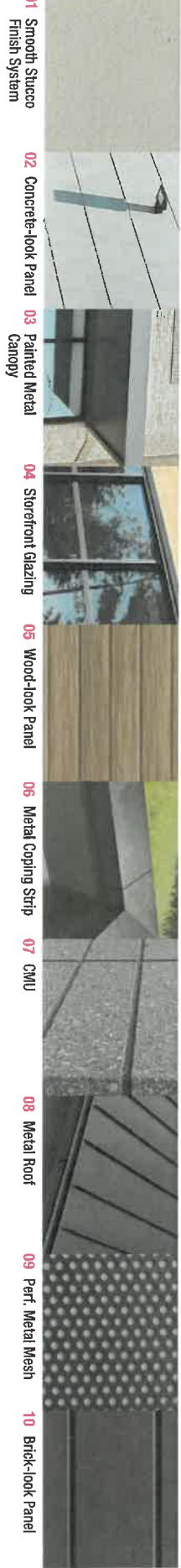
NORTH ELEVATION



11 Paint / Panel Colors

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

EXTERIOR MATERIALS



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.





|   |     |     |     |
|---|-----|-----|-----|
| 0 | 200 | 400 | 600 |
|---|-----|-----|-----|

**Briana Johnson - Assessor**

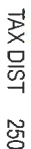
|                        |                  |      |                    |
|------------------------|------------------|------|--------------------|
| PARCEL BOUNDARY        | CONCOMMINUM UNIT | 001  | ROAD PARCEL NUMBER |
| SUB BOUNDARY           | AIR SPACE POL    | 002  | PARCEL NUMBER      |
| PAUL BOUNDARY          | RIGHT OF WAY POL | 1.00 | AGEAGE             |
| ROAD EASEMENT          | SUB SURFACE POL  |      |                    |
| MATCH / LEADER LINE    |                  |      |                    |
| HISTORIC LOT LINE      |                  |      |                    |
| HISTORIC SUB BOUNDARY  |                  |      |                    |
| HISTORIC PAUL BOUNDARY |                  |      |                    |
| SECTION LINE           |                  |      |                    |

PB 24.25 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 6 LOT NUMBER  
 64.60 LOT NUMBER

|    |     |     |     |
|----|-----|-----|-----|
| 99 | 100 | 101 | 102 |
| 26 | 125 | 124 | 123 |
| 37 | 138 | 139 | 140 |

|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 6  | 5  | 4  | 3  | 2  | 1  |
| 7  | 8  | 9  | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 |

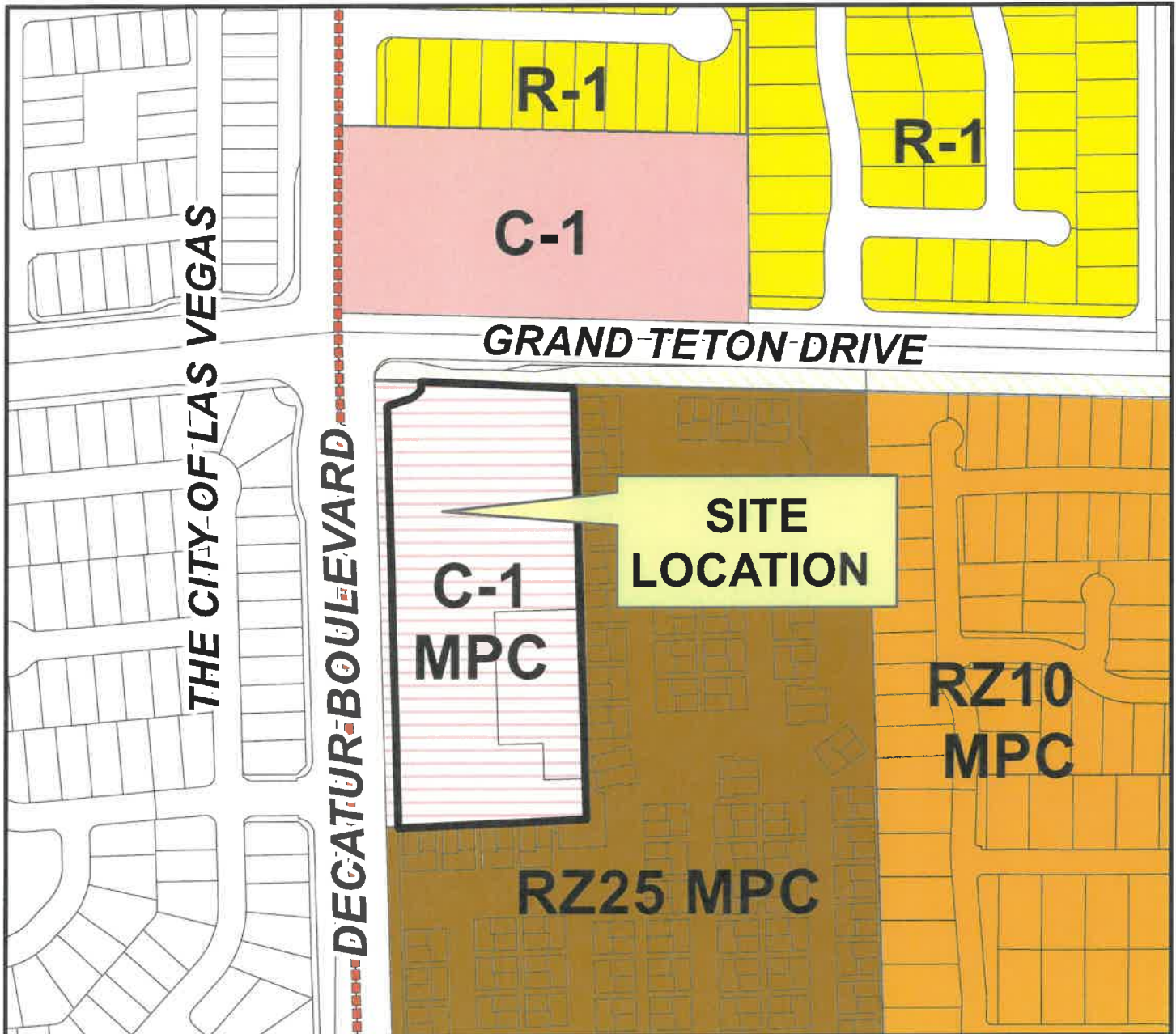
|     |   |        |   |
|-----|---|--------|---|
| MAP |   | N2 NW4 |   |
| 8   | 4 | 8      | 4 |
| 5   | 1 | 5      | 1 |
| 6   | 2 | 6      | 2 |
| 7   | 3 | 7      | 3 |
| 8   | 4 | 8      | 4 |
| 5   | 1 | 5      | 1 |





# 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

