

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-29-32-2023 **Grand Teton & Decatur**
Date: May 17, 2023

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, 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. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
6. The property owner is required to grant a sidewalk 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.
7. Adjacent to any eighty (80) foot right-of-way or greater, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turnout.
8. 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.
9. The project shall provide a combination right-turn lane/bus turnout and loading pad and shelter on Decatur Boulevard in accordance with Uniform Standard Drawing 234.4.

10. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Grand Teton Drive
 - b. Decatur Boulevard
13. 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, Major Projects Coordinator
Department of Public Works

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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May 2, 2023

Land Development and Community Services
Planning and Zoning
City of North Las Vegas City Hall
2250 Las Vegas Blvd., North
Las Vegas, Nevada 89030

**Re: Re: Land Development Letter of Intent - Special Use Permit
Special Use Permits: For a vehicle washing establishment.**

Assessors' Parcel Number: 124-07-401-004

To Whom It May Concern:

On behalf of Middle Teton Capital Management, we respectfully submit the attached application package for special use permits for a vehicle washing establishment. The subject parcel is located on the northeast corner of Grand Teton Drive and Decatur Boulevard.

General Description: The site is a 4.35 acre parcel located on the northeast corner of Grand Teton Drive and Decatur Boulevard. The site is currently zoned C-1 by action on ZN-24-2022 to allow a commercial center consisting of three different uses consisting of a 950 square foot restaurant (Dutch Bros. Coffee Shop) with a drive-thru, a 5,000 square foot vehicle washing establishment with a building/tunnel, vacuums, and other accessory structures and a 58,463 square foot mini warehousing establishment. The restaurant with a drive-thru which is permitted use in the C-1 zoning district was approved with the rezoning application. This application is for a special use permit required for vehicle washing establishments. The other project on the site plan is a mini warehouse is designed to wrap around the vehicle wash as a buffer between the commercial uses and the residential development to the north and east.

Special Use Permits:

1. Vehicle washing establishment.

Floor Plans: The proposed vehicle wash building is 5,000 square feet and located along the southern property line. The vacuums are located directly adjacent to the wash building/tunnel. There are three drive aisles to access the wash bay and exit.

Elevations: The vehicle wash building/tunnel is up to 33 feet high and includes the same building materials, E.I.F.S finish system, modular brick, metal awnings, and clear glazing with aluminum frames.

Landscaping: A 20-foot landscape area with a five foot (5) detached sidewalk is depicted along Grand Teton Drive. Along Decatur Boulevard is a 15 foot wide landscape area with a detached five-foot (5) wide sidewalk with a seven (7) foot six (6) inches landscape area on either side of the sidewalk. A 20 foot wide landscape buffer is depicted along the north and east property lines to buffer the adjacent neighbors.

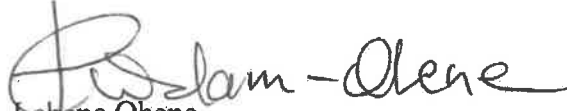
The parcel is currently undeveloped, and the uses requested were shown on the plans approved for the commercial center as submitted for the Comprehensive Plan Amendment (AMP-12-2022) and re-zoning/reclassification (ZN-23-2022) applications. This request is for a required special use permit for the vehicle wash that were previously shown on the plans. The project as designed will mitigate the current impacts to the adjacent residences in numerous ways by reducing the noise from the adjacent streets and reducing dust especially during the windstorms that are common in the Las Vegas Valley. The project will also secure the rear and or sides of the residences and add to the safety of the general area. The project will enhance the area and will not result in negative impacts on this area while increasing the tax base of the city. The future applications for the proposed uses for the site are appropriate and compatible with the area.

We appreciate your review and positive recommendation of this request. Please contact me at (702-598-1409) if you have any questions or need any additional information.

LAW OFFICE

Brown, Brown & Premsrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS


Lebene Ohene
Land Use and Development Consultant

Site Data:

ASSESSORS PARCEL NUMBER (APN)	124-07-401-400
CURRENT ZONING	Ranch Estates (R-E)
PROPOSED ZONING	Neighborhood Commercial (C-1)
PARCEL AREA	
SITE GROSS	+/- 4.35 ACRES NET 189,486 S.F.

PARKING REQUIRED	
COFFEE SHOP	4 + 1 PER 50 SF SERVING AREA
(940 SF SERVING AREA)	4 + 19 = 23 SPACES
CAR WASH 5,000 SF (400 SF OFFICE AREA)	1/200 SF OFFICE AREA 2 SPACES
MINI STORAGE (622 UNITS)	1/50 UNITS 13 SPACES
BASEMENT LEVEL 13,727 SF	
GROUND LEVEL 22,363 SF	
SECOND LEVEL 22,363 SF	
TOTAL AREA 58,463 SF	38 SF
TOTAL PARKING REQUIRED	48 SPACES
PROVIDED	



Vicinity Map:



Owner/Developer:

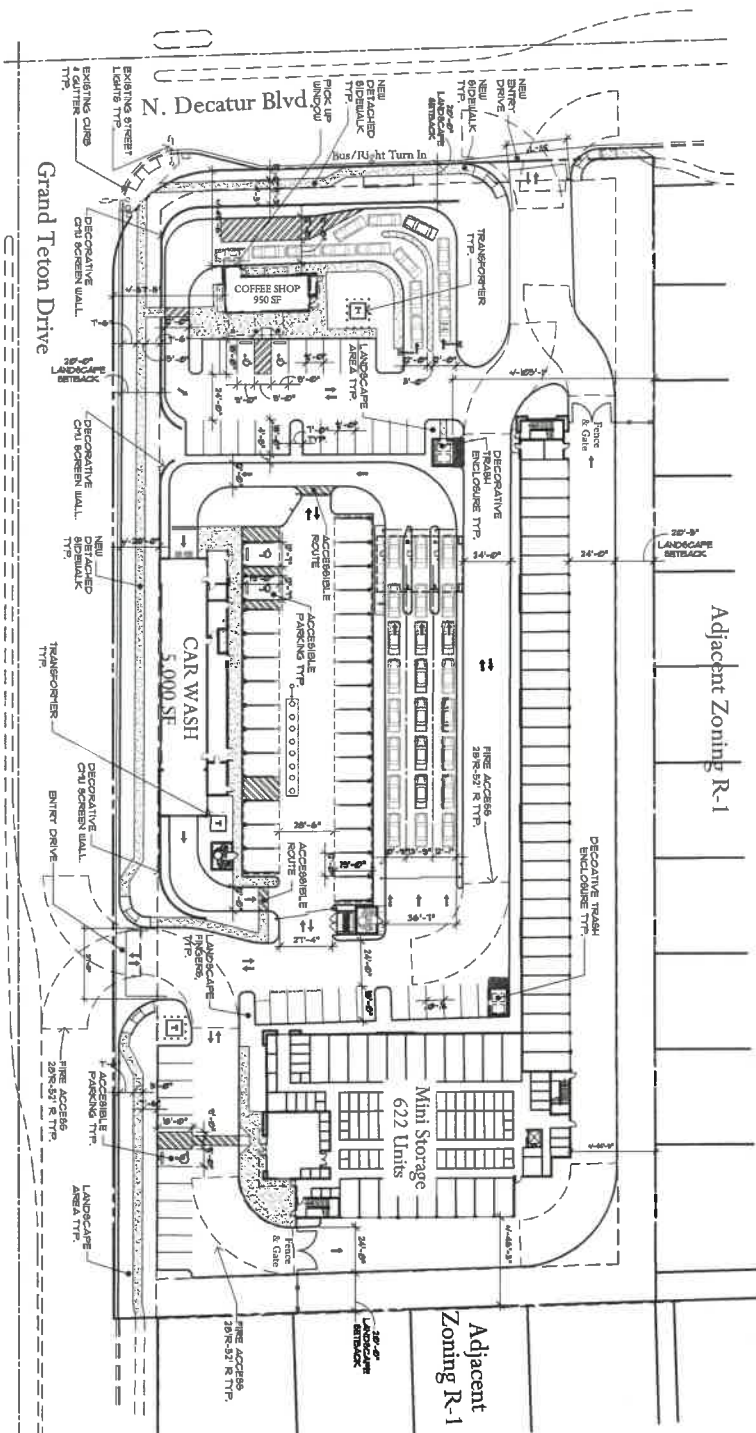
Middle Teton Capital Management, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 504-8383

Project No. Misc. 2022

PLANT LOCATIONS, QUANTITIES AND TYPES MAY CHANGE SLIGHTLY AS THE DESIGN PROGRESSES. IF UTILITIES INCLUDING EASEMENTS, ARE FOUND TO BE IN CONFLICT WITH THIS PLAN, OR ANY OTHER REQUIREMENTS SUCH AS EXPANSIVE SOILS CONDITIONS ARE ENCOUNTERED.

Site Plan #9

Scale: 1" = 30'-0"



North

Middle Teton Center

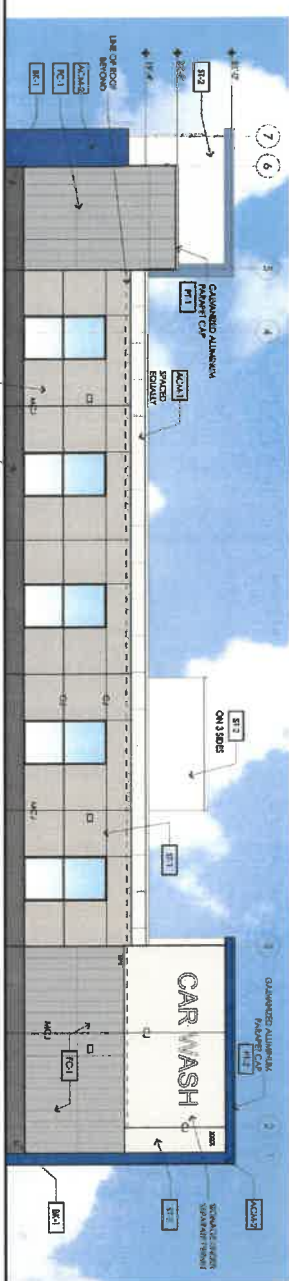
North Las Vegas, Nevada
Copyright: APM Associates, Inc. 2013

ARUUS
S T U D I O S
(702) 776-7774



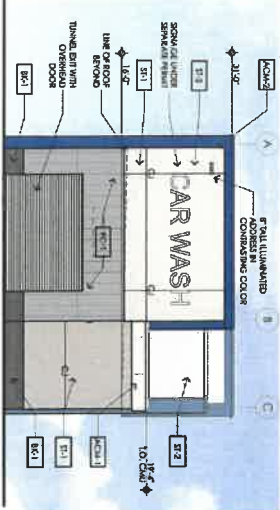
NORTH ELEVATION

SCALE 1/8" = 1'-0"



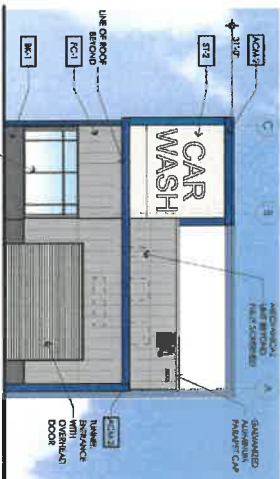
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



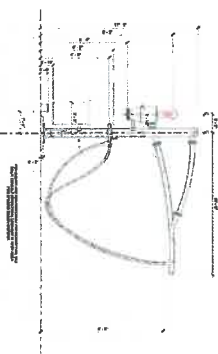
EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



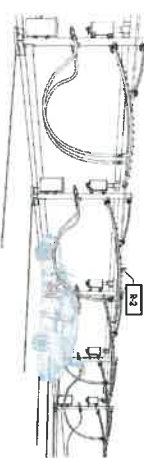
VACUUM CANOPY SECTION

aptus

WOW Car Wash Grand Teton & Decatur

8008 North Decatur Boulevard
North Las Vegas, NV 89131

241 WEST COALESTON BOULEVARD
SUITE 110
LAS VEGAS, NEVADA 89102
P 702.633.1200
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VACUUM CANOPY PERSPECTIVE

Revised SUP-0000032-2023
05/10/2023 4:21:39 PM

- GENERAL NOTES:**
- 1. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
 - 2. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
 - 3. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
- EXTERIOR FINISH SYSTEMS:**
- 1. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
 - 2. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
 - 3. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
- ROOF SYSTEM:**
- 1. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
 - 2. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.
 - 3. SEE CONTRACT DOCUMENTS FOR ALL MATERIALS, COORDINATE WITH MANUFACTURER, JOINER, ETC.

ELEVATIONS SDR102

ONLY Task Force Revision 5.4.23
ONLY Task Force Revision 5.10.23



WOW Car Wash Grand Teton & Decatur

281 WEST CHARLESTON BOULEVARD
SUITE 145
LAS VEGAS, NEVADA 89102
P 702.839.1200








GENERAL NOTES:
 C) E/F3 CONTROL JOINT, SEE C2/A31.6. COORDINATE WITH MASONRY CONTROL JOINT SEE

MCJ MASSOERY CONTROL JOINT WITH CALIBERS, PROVIDE GYPSUM BOARD CONTROL JOINT ON INTERIOR AT EACH MCJ (WHERE OCCURS)

SEE A013 AND A014 FOR ACM DETAILS

EXTERIOR FINISH SYSTEMS:

- | | | |
|---|------|--|
|  | 3x-1 | ERS WITH 1 1/2" PLY BOARD OVER CHALK, SEE PICS AND CHALKS. LUMINOUS PANEL, 3" 600 TYP. FOR DARK CHALK. DRYWIT |
|  | 5x-2 | ERS WITH 1 1/2" PLY BOARD OVER CHALKING AND DISCLOS. SHEATHING, SEE PICS AND CHALKS. LUMINOUS PANEL, VERTICAL, WHERE 100. DRYWIT |
|  | FC-1 | PAPER CHALKING PANEL, 1/4" CHALK LUMINOUS FOG AIR 300 VERTICAL, INITIAL PER PICS & WFR RECOMMENDATIONS, INCLUDE SUPPORT SYSTEM AS NEEDED |

- | | | |
|---|-------|--|
|  | ACM-1 | METAL PANEL OVER WOOD FRAMING, ALUMINUM ACM, BONE WHITE GLOSS 30 |
|  | ACM-2 | METAL PANEL OVER WOOD FRAMING, ALUMINUM ACM, ULTRAMA BLUE GLOSS 30 |

EXTERIOR PAINT:

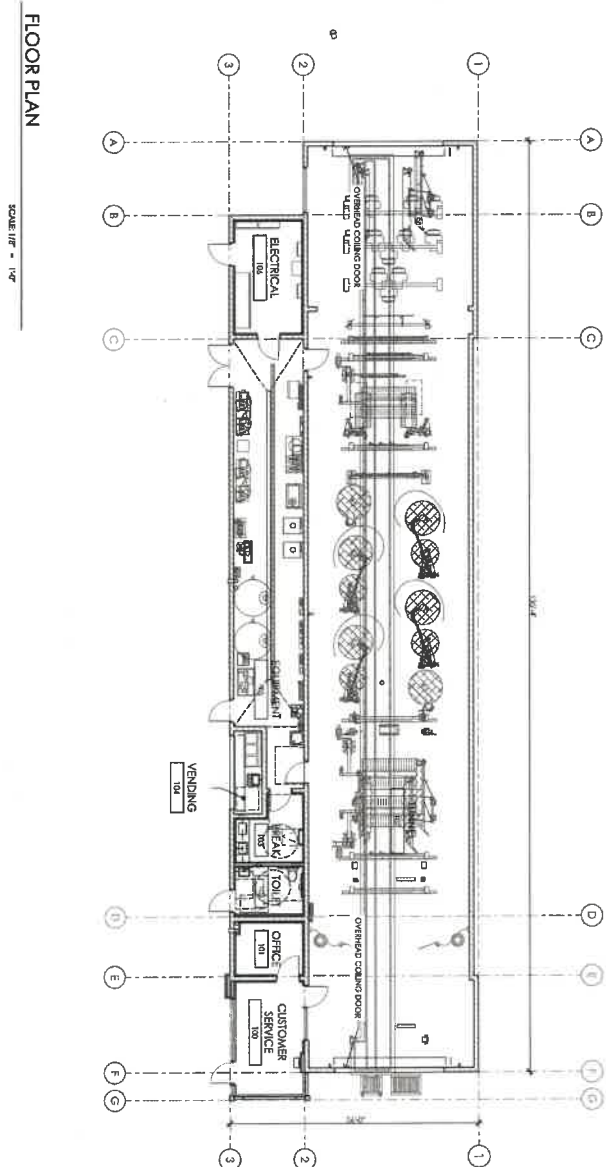
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|------|--|
| PI-1 | MATCH ACM-1 |
| PI-2 | MATCH ACM-2 |
| PI-3 | SHERWIN WILLIAMS PRO-INDUSTRIAL & SEAS-GLOSS B&B(w) 1133 (GRANT) |

ROOF SYSTEM:

- R-1 40 ML SINGLE PLY ROOFING, FULLY ADHERED, OVER 1/2" FIBRE BOARD OR DENEGRA'S OVER ROOF SHEETING, SEE DATA 11 FOR ADDITIONAL INFORMATION.
- R-2 FABRIC AWNING
- END**

ELEVATIONS SDR103

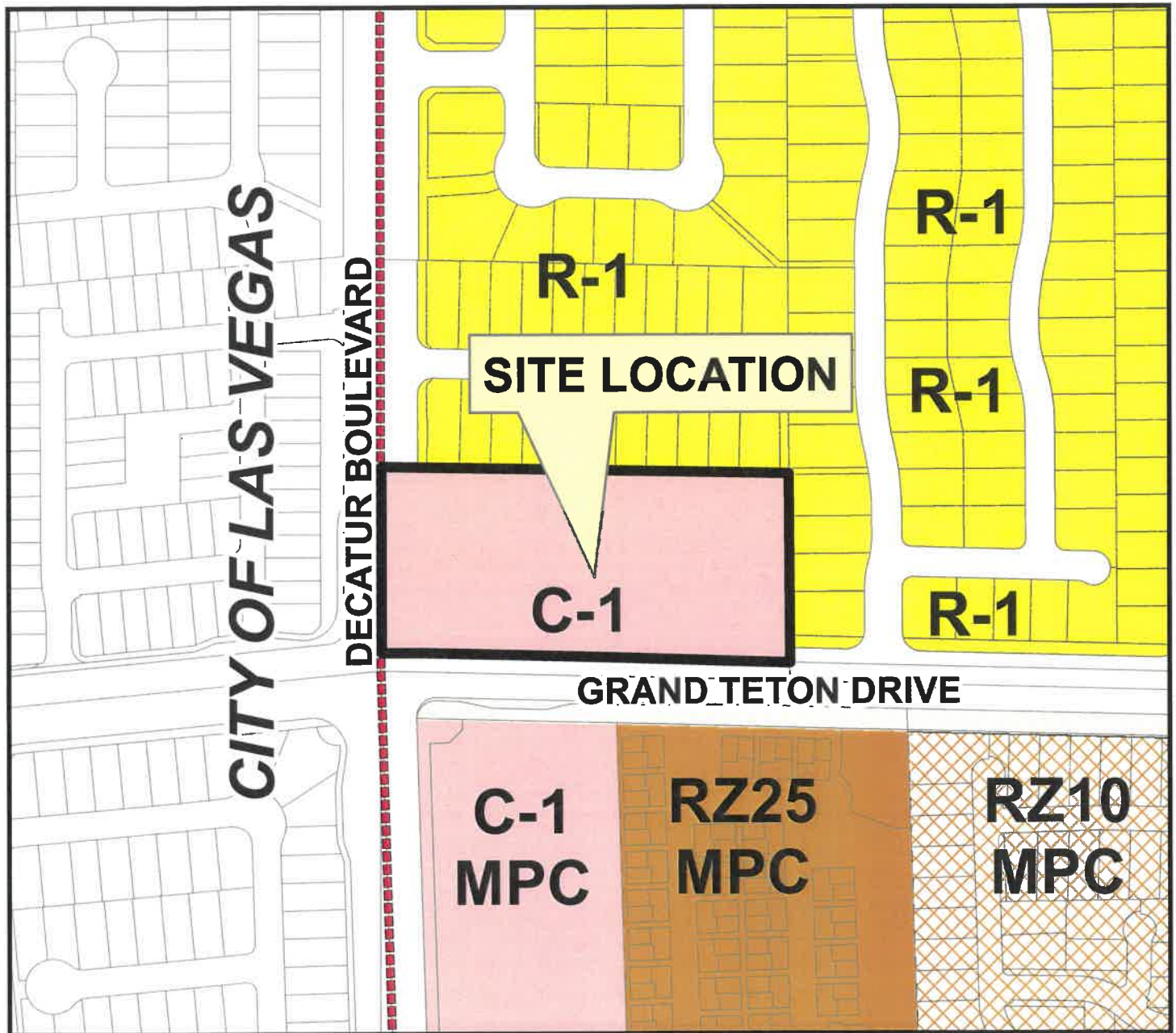
CNLV Task Force	5.4.23
CNLV Task Force Revision	5.10.23





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: J. A. Development Company
Application Type: Special Use Permit
Request: To allow a vehicle washing establishment
Project Info: Northeast corner of Grand Teton Drive & Decatur Boulevard
Case Number: SUP-32-2023

05/09/2023

