



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE PLAN REVIEW

Project Address (Location) 1525 N DECATUR BLVD

Project Name DECATUR & VEGAS DRIVE COMMERCIAL **Proposed Use** COMMERCIAL USE

Assessor's Parcel #(s) 138-25-518-003 **Ward #** _____

General Plan: Existing X Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information N/A

Property Owner HJEE LLC **Contact** WAYNE KEZAR
Address 2325 E CHEYENNE AVE **City** N. LAS VEGAS **State** NV **Zip** 89030
E-mail WKEZAR@GMAIL.COM **Phone** 702.499.6332

Applicant SIDHOM BROTHERS COMPANY LLC **Contact** FREDY SIDHOM
Address 1 OCEAN HARBOR LANE **City** LAS VEGAS **State** NV **Zip** 89148
E-mail SIDYGROUP@YAHOO.COM **Phone** 702.755.8180

Representative BAUGHMAN & TURNER, INC. **Contact** JOSH HARNEY
Address 1210 HINSON ST. **City** LAS VEGAS **State** NV **Zip** 89102
E-mail JOSHH@BAUGHMAN-TURNER.COM **Phone** 702-870-8771

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____
Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

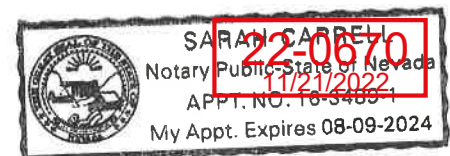
Property Owner Signature [Signature]
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Hiruben Araya

Subscribed and sworn before me

This 11 day of July, 2022

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE PLAN REVIEW

Project Address (Location) 1525 N DECATUR BLVD

Project Name DECATUR & VEGAS DRIVE **Proposed Use** COMMERCIAL USE

Assessor's Parcel #(s) 138-25-518-006 **Ward #** 5

General Plan: Existing X Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information N/A

Property Owner CITY OF LAS VEGAS REDEVELOPMENT **Contact** JORGE CERVANTES

Address 495 S MAIN ST 7TH FLOOR **City** LAS VEGAS **State** NV **Zip** 89101

E-mail JCERVANTES@LASVEGASNEVADA.GOV **Phone** 702.229-6906

Applicant SIDHOM BROTHERS COMPANY LLC **Contact** FREDY SIDHOM

Address 1 OCEAN HARBOR LANE **City** LAS VEGAS **State** NV **Zip** 89148

E-mail SIDDYGROUP@YAHOO.COM **Phone** 702-755-8180

Representative BAUGHMAN & TURNER, INC. **Contact** JOSH HARNEY

Address 1210 HINSON ST. **City** LAS VEGAS **State** NV **Zip** 89102

E-mail JOSHH@BAUGHMAN-TURNER.COM **Phone** 702-870-8771

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

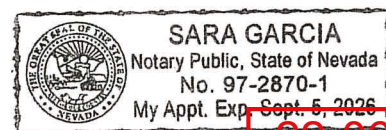
Property Owner Signature Jorge Cervantes

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JORGE CERVANTES

Subscribed and sworn before me
This 20 day of April, 20 23

Sara Garcia
Notary Public in and for said County and State



22-0670
05/15/2023

SITE INFORMATION

ZONING - City of Las Vegas
 APN: 138-25-518-003 & 006
 C-1 - Local Business
 AREA (Approximate, to be verified)
 Net Area: 194,200 sf

Buildings	4.46 acres
Mini-Storage	17,150 sf
Car Wash	3,900 sf
In-Line Retail	7,020 sf
Total	28,070 sf

Parking	Arm	Requested	Provided
Mini-Storage	173 Units	4	8
	(5 exterior spaces)	5	5
Coffee Shop	(1) 50 indoor	11	11
	600 sf	12	14
	(1) 50 outdoor	8	8
	1,450 sf	29	29
	(1) 200 remaining retail	6	6
Car Wash	(1) 135 remaining retail	6	6
TOTAL		79	81
Handi-Capped		5	6

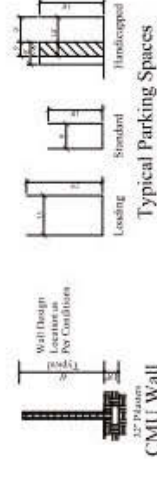
SETBACKS	Requested	Provided
Front	10'	15'
Side	10'	10'
Rear	20'	20'
BUILDING HEIGHT	N/A	31'
Allowed		50 %
Provided		18 %

Vicinity Map

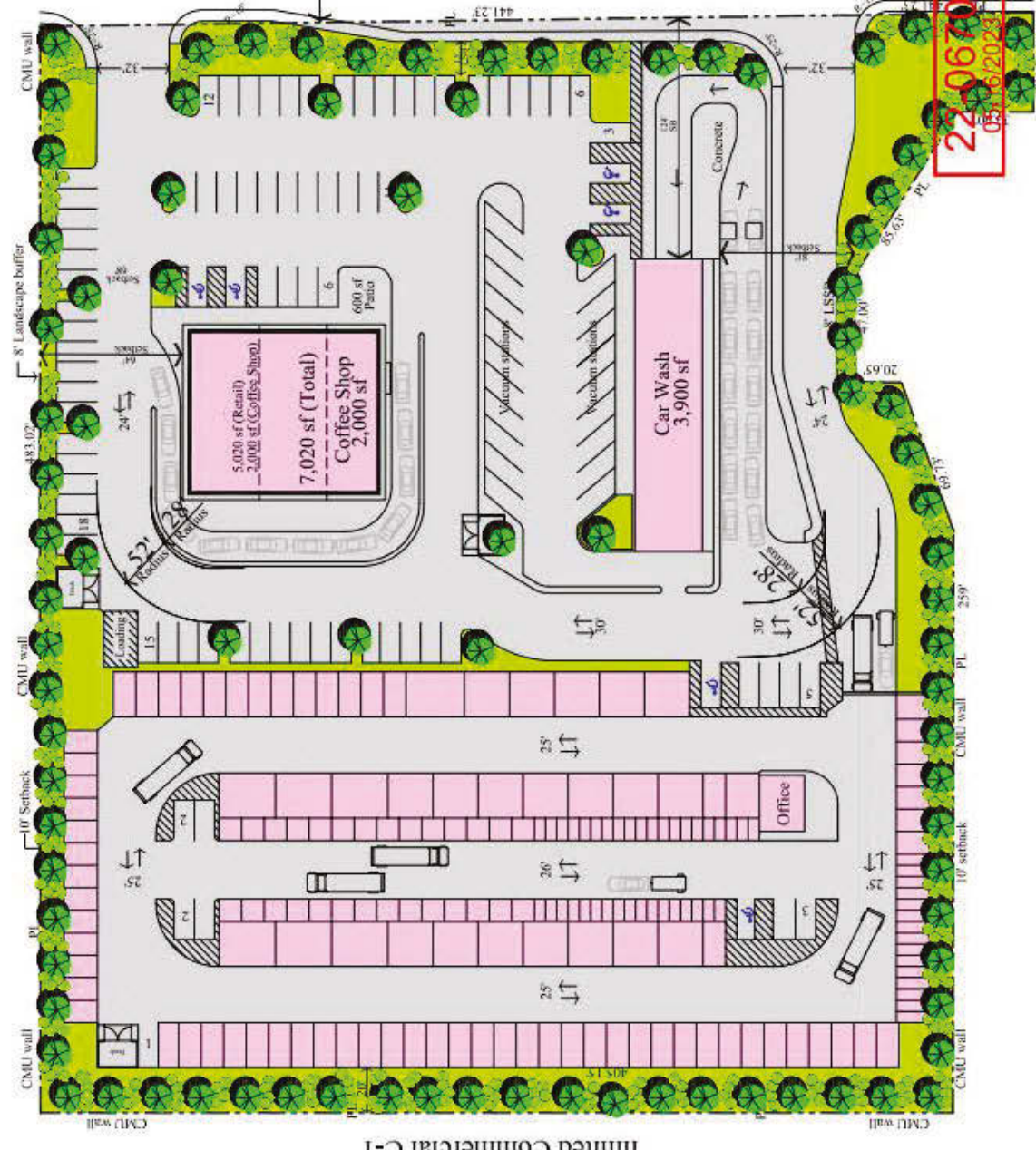
SYM	QTY	SIZE	SPACING	COMMON NAME
1	93	24" box	(1) every 20' L.F.	Texas Olive
2	304	Ground Cover	4 per tree	BUSH LANTANA

PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME
1	93	24" box	(1) every 20' L.F.	Texas Olive
2	304	Ground Cover	4 per tree	BUSH LANTANA



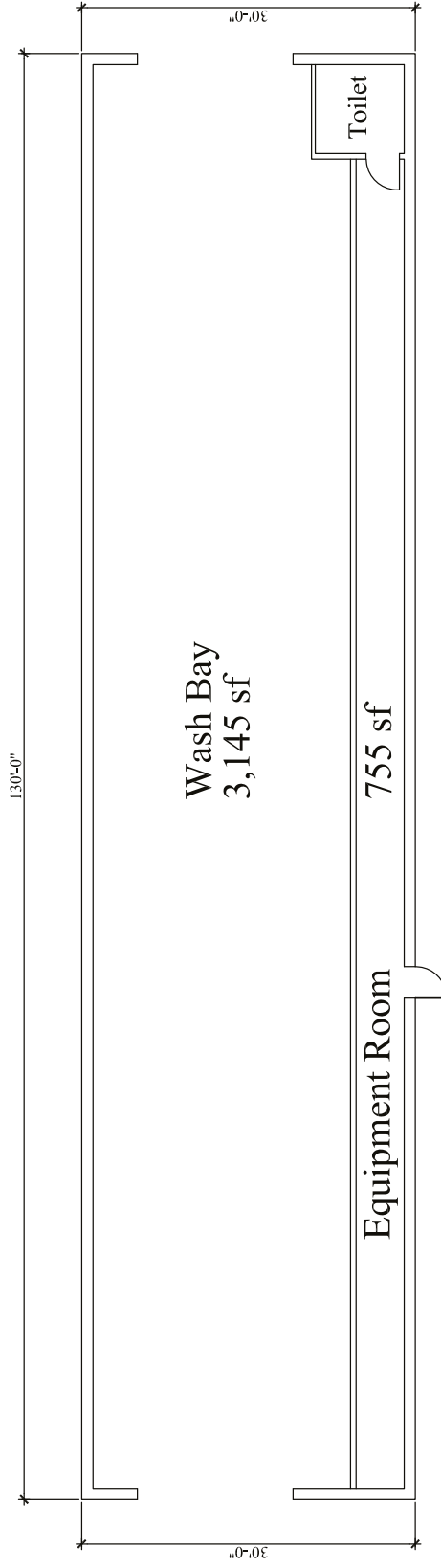
Decatur Blvd. & Vegas Drive, Las Vegas, Nevada



Landscape Plan - Scheme F

Scale: 1" = 50'

March 17, 2023



22-0670
04/10/2023

Scale: 3/32" = 1'



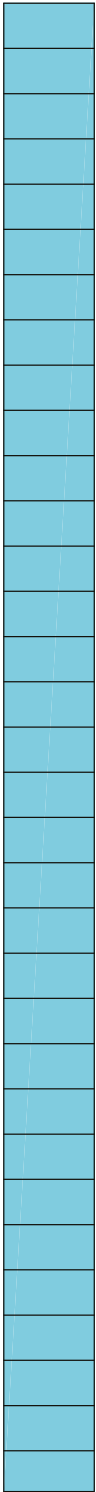
Decatur Blvd & Vegas Drive

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

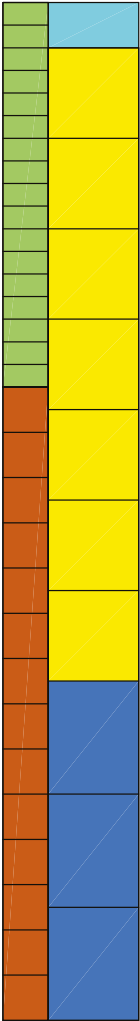
Car Wash

March 14, 2023

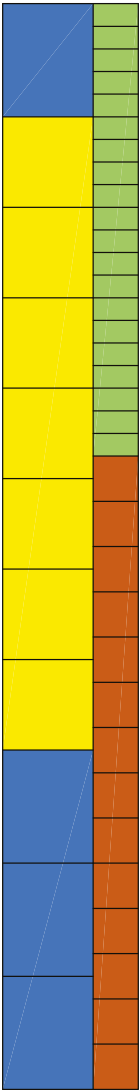
Building 2



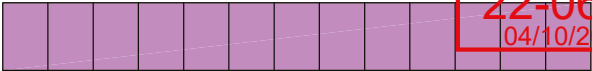
Building 3



Building 4



Building 6



Building 1



Building 5



Unit Mix Matrix		
25'x20'	8	
20'x20'	19	
10'x20'	46	
10'x15'	20	
10'x10'	28	
5'x15'	15	
5'x10'	37	
Total	173	

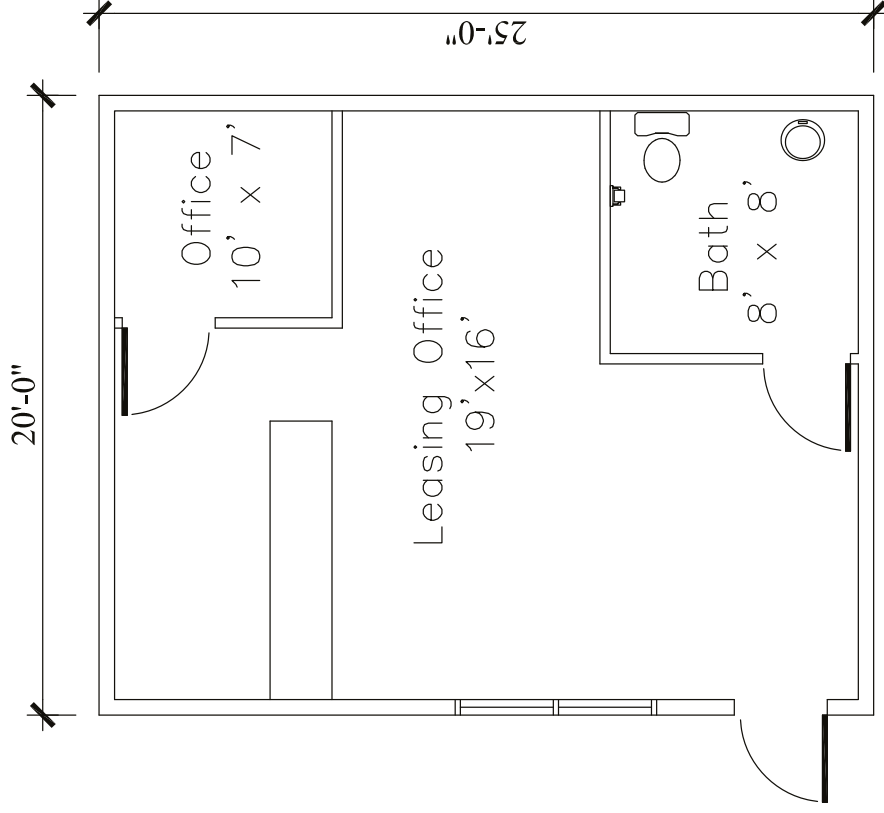
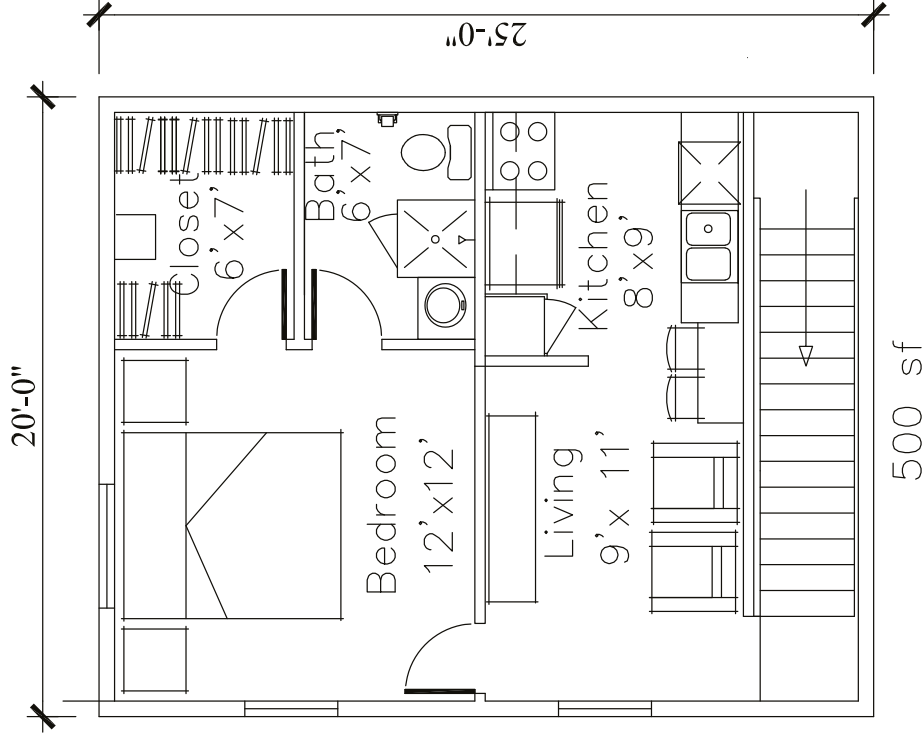
Decatur Blvd & Vegas Drive

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

Mini Storage



22-0670
04/10/2023



Decatur Blvd & Vegas Drive

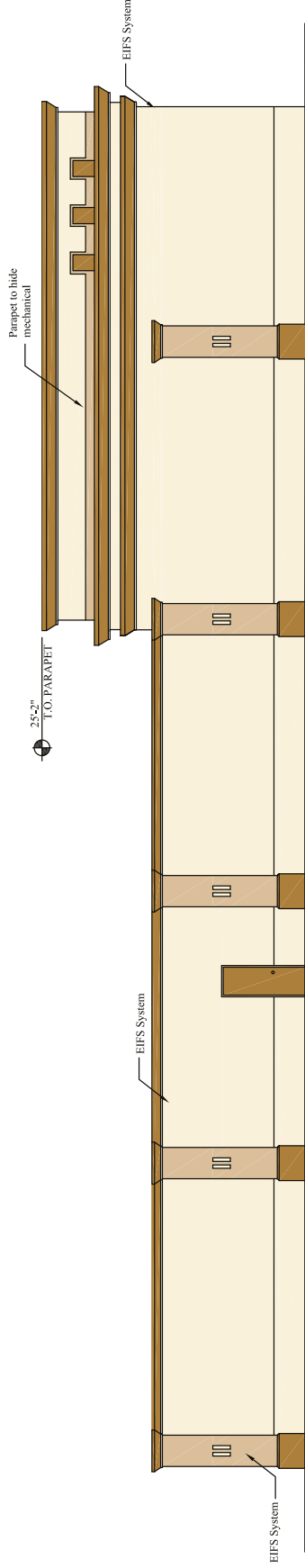
Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

22-0670
04/10/2023

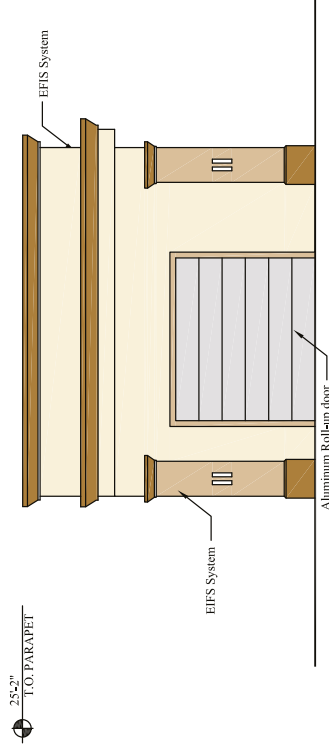
Scale: 1/4" = 1'

Mini-Storage Office & Living Quarters

March 14, 2023



North (Front) Elevation



West (Side) Elevation

22-0670
04/10/2023

Scale: 3/32" = 1'

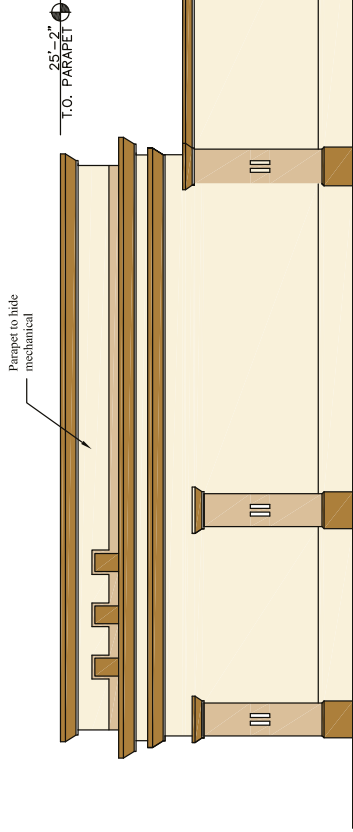


Decatur Blvd & Vegas Drive

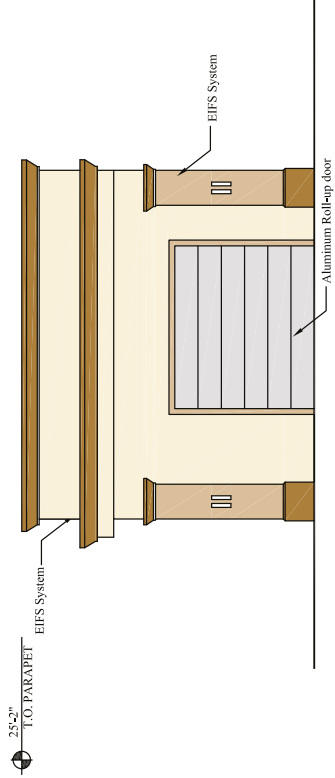
Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

Car Wash Elevations

March 13, 2023



South (rear) Elevation



East (side) Elevation

22-0670
04/10/2023

Scale: 3/32" = 1'

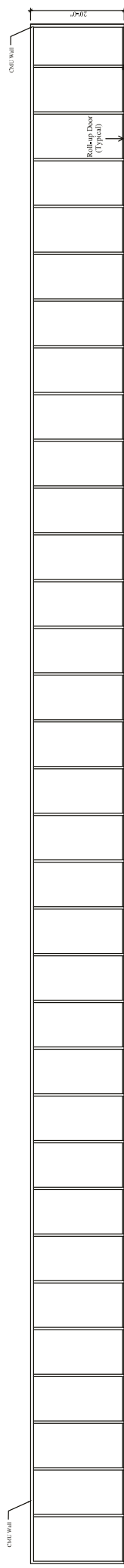
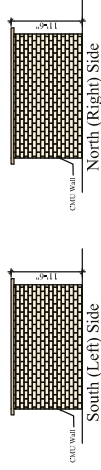
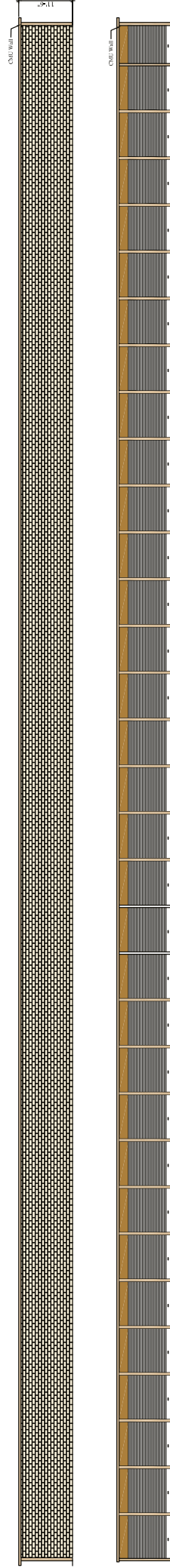
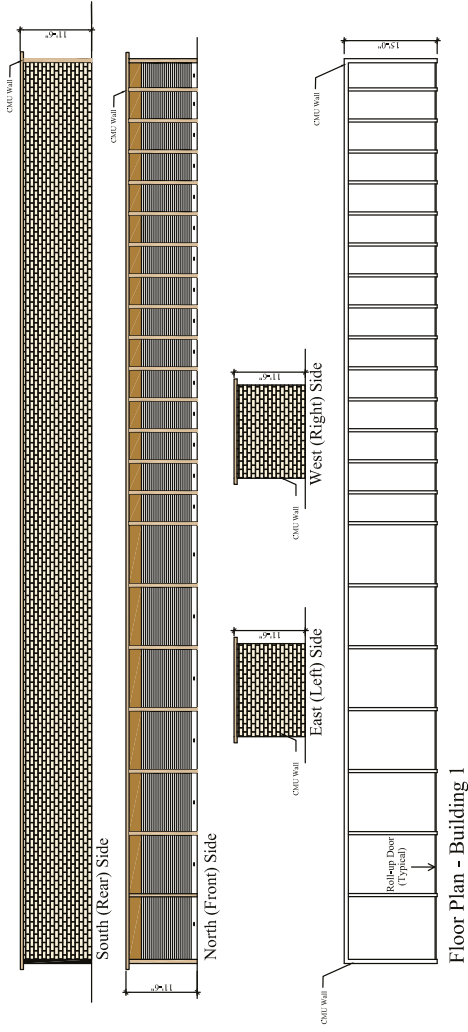


March 13, 2023

Decatur Blvd & Vegas Drive

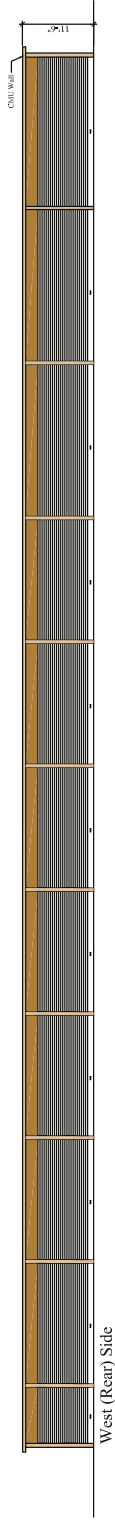
Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

Car Wash Elevations

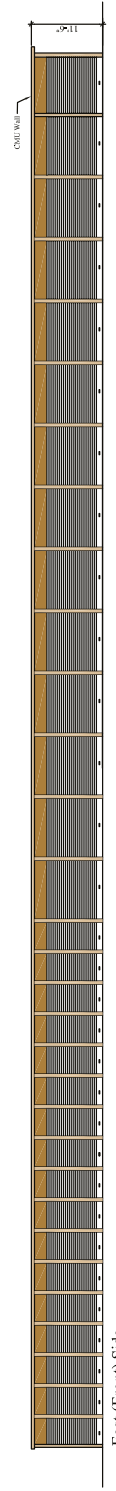


Floor Plan - Building 2

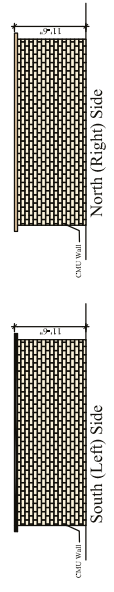
22-0670
04/10/2023



West (Rear) Side

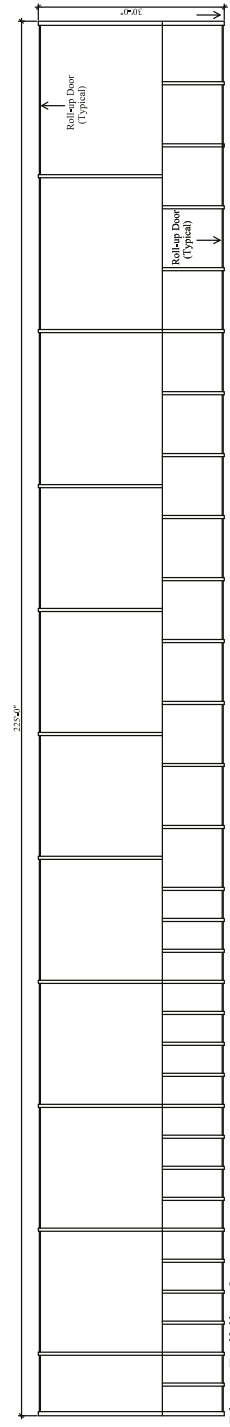


East (Front) Side

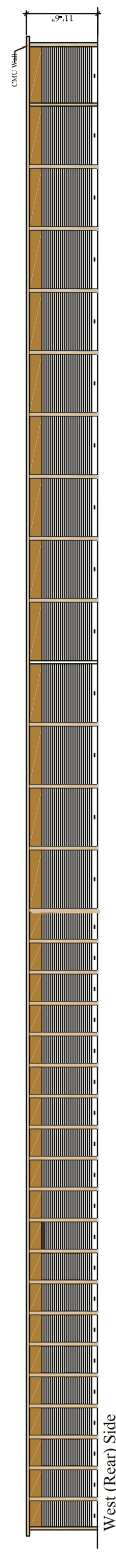


South (Left) Side

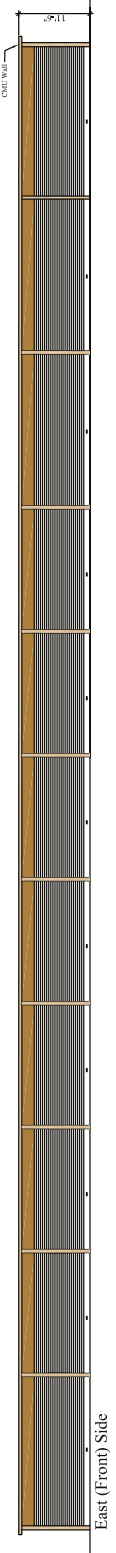
North (Right) Side



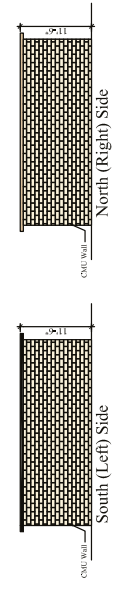
Floor Plan - Building 3



West (Rear) Side

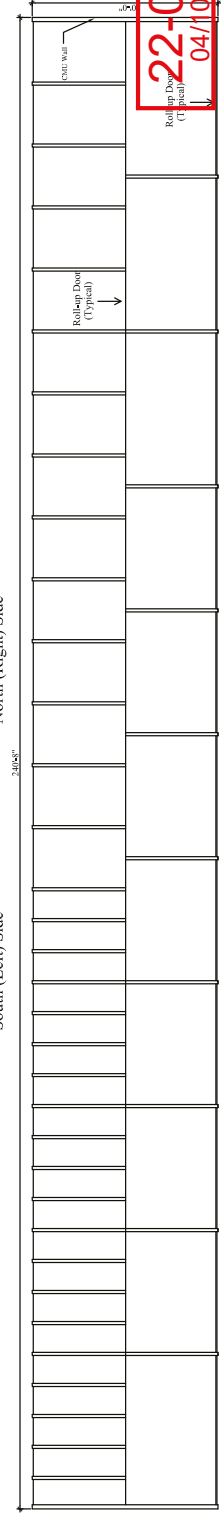


East (Front) Side



South (Left) Side

North (Right) Side



Floor Plan - Building 4

Decatur Blvd & Vegas Drive

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

Mini-Storage Floor Plan & Elevations

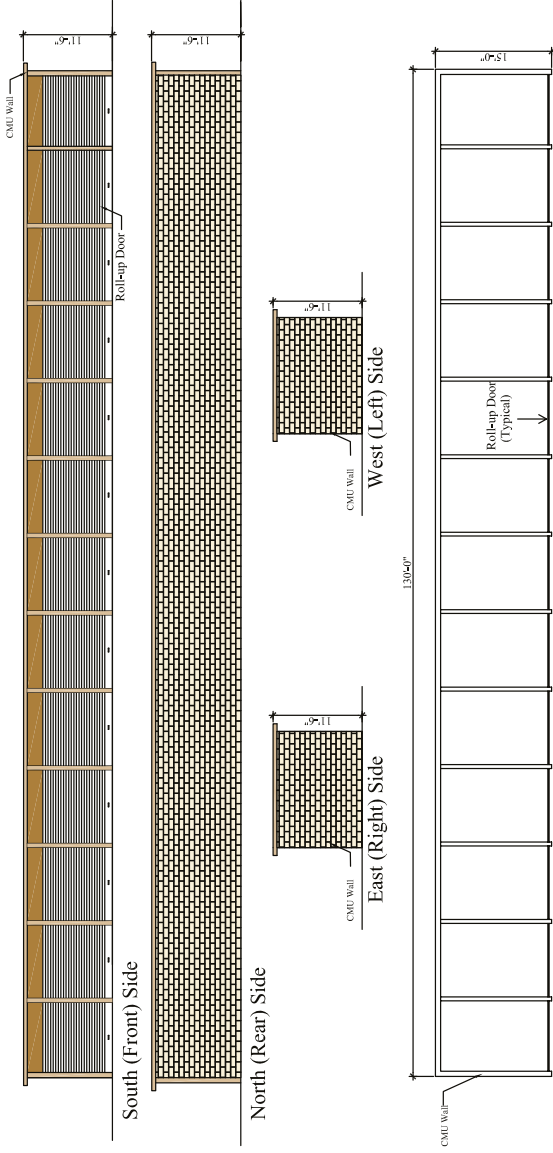
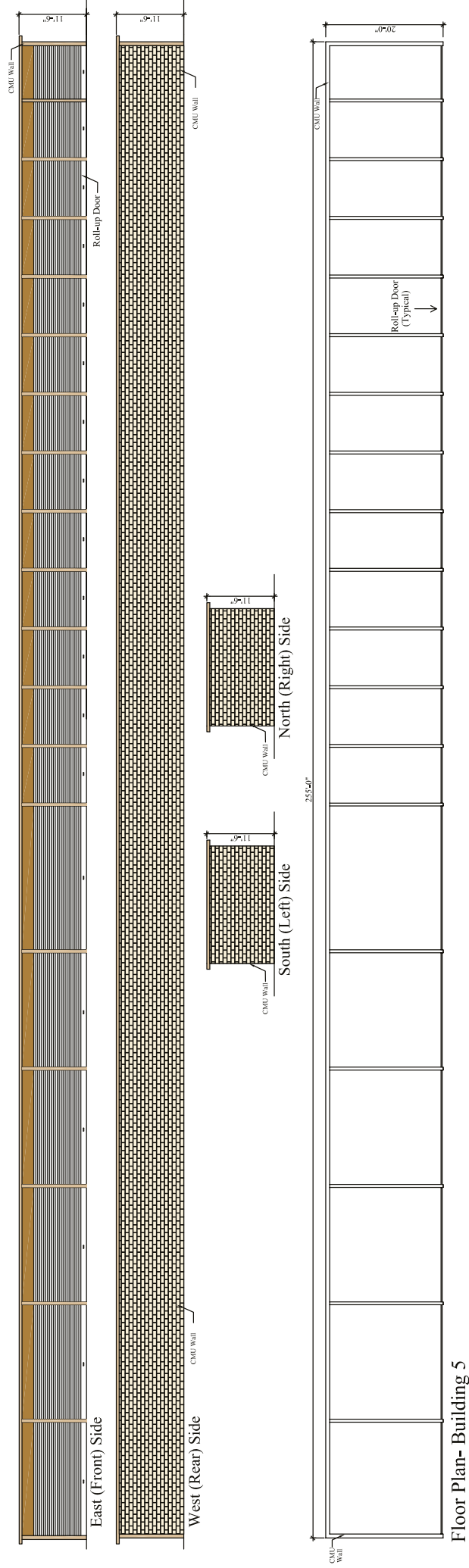
Building 3 & 4

22-0670
04/10/2023

Scale: 1/8" = 1'



March 14, 2023



22-0670
04/10/2023

Decatur Blvd & Vegas Drive Floor Plan- Building 6

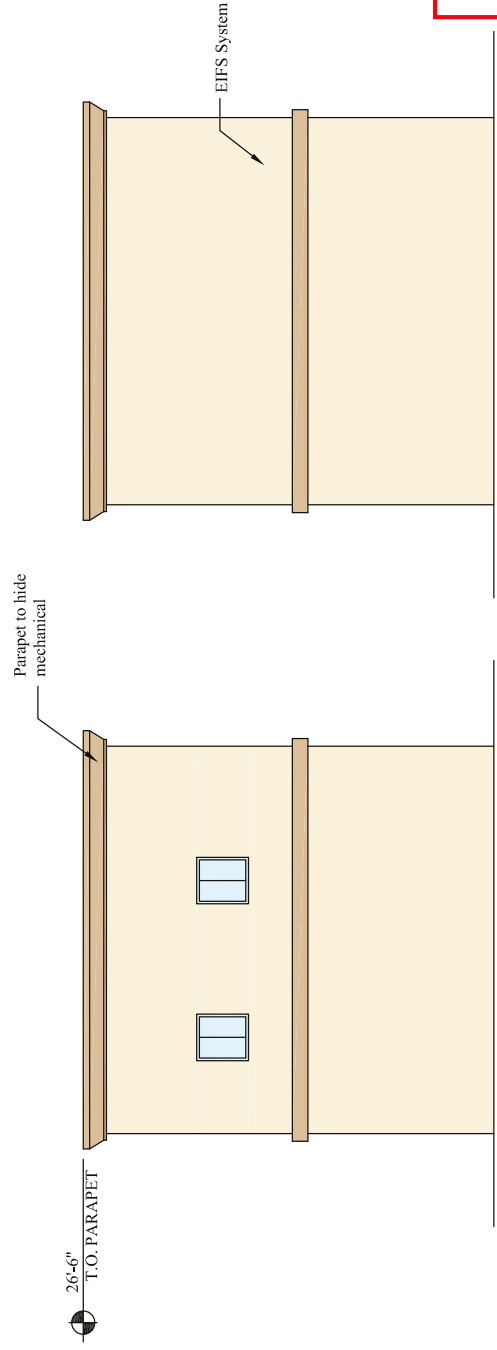
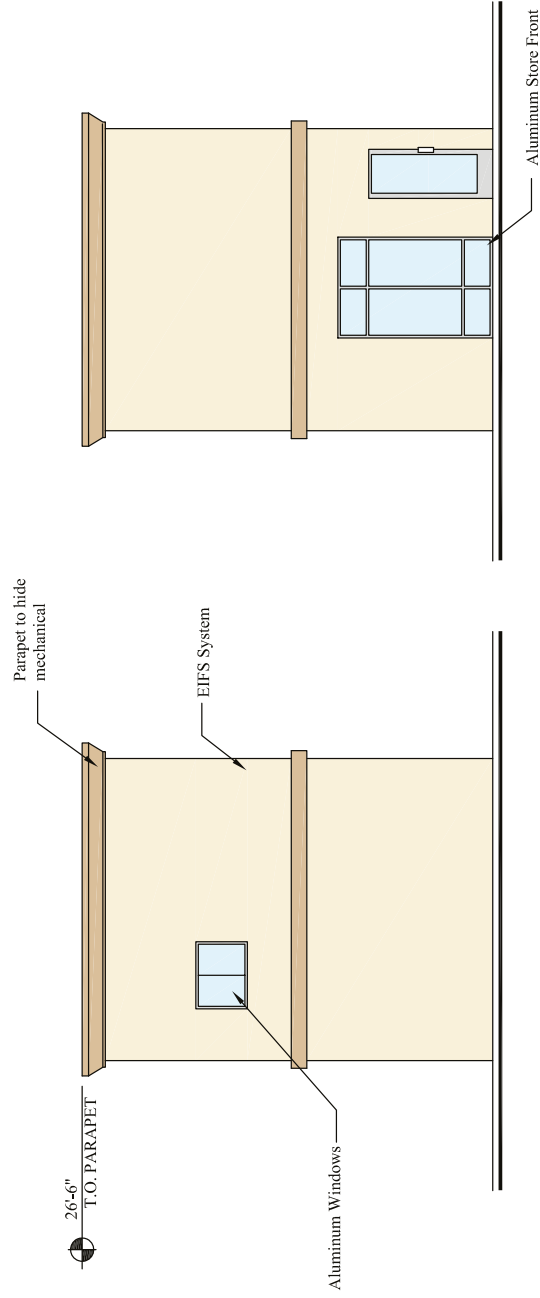
Scale: 1/16" = 1'

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

Mini-Storage Floor Plan & Elevations

Building 5 & 6

March 14, 2023



22-0670
04/10/2023

Scale: 1/8" = 1'

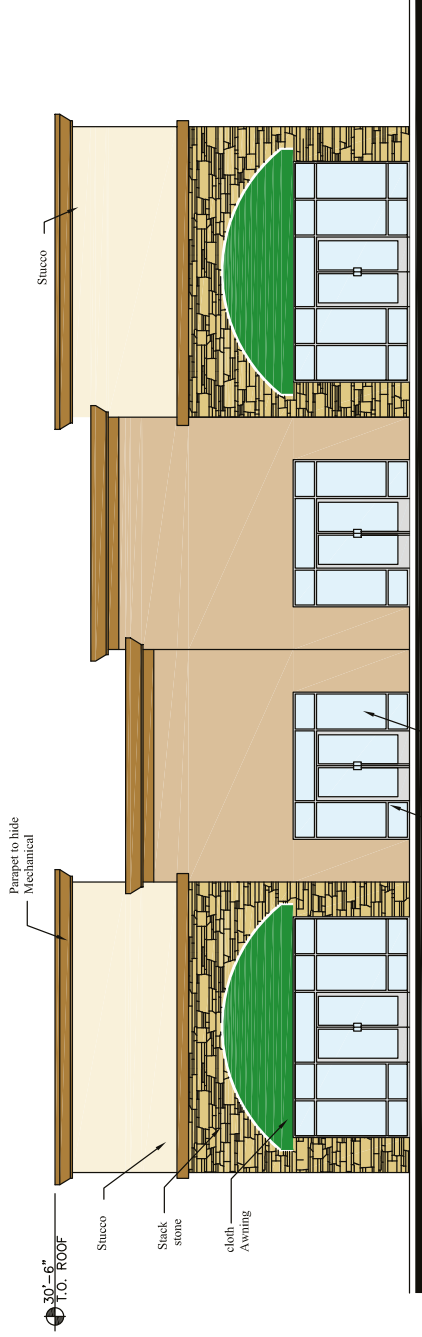
0 1/4" 1/2"

Mini-Storage Office & Living Quarters

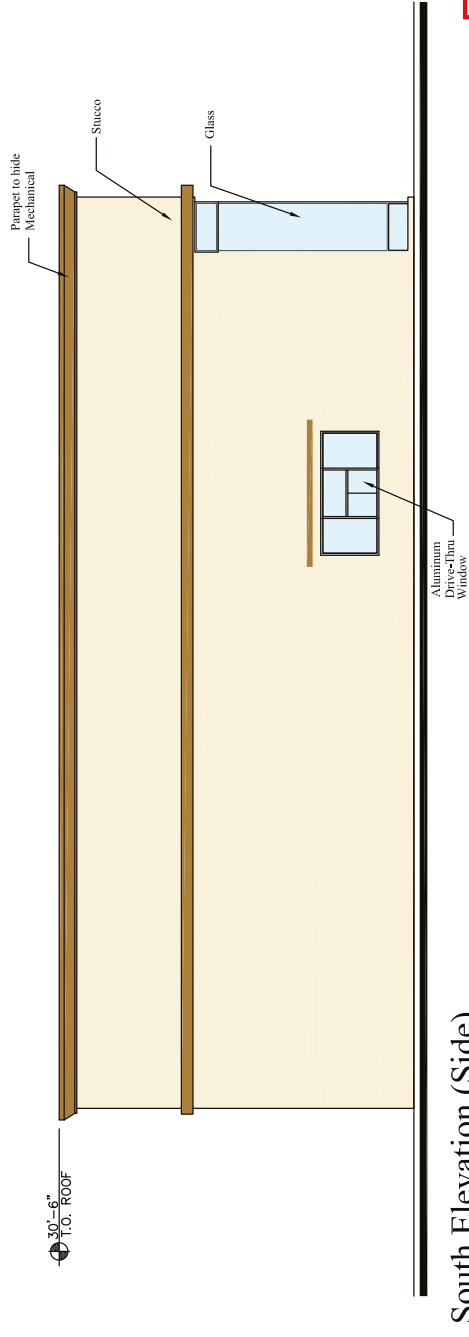
Decatur Blvd & Vegas Drive

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

March 14, 2023



East Elevation (Front)



South Elevation (Side)

22-0670
04/10/2023

Scale: 3/32" = 1'

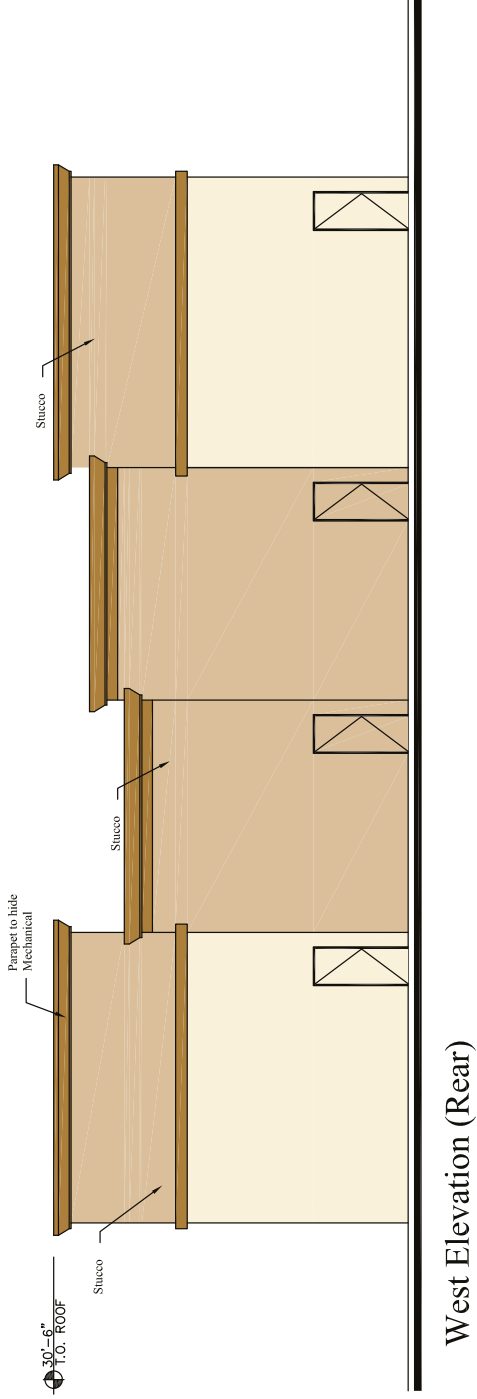


April 2, 2023

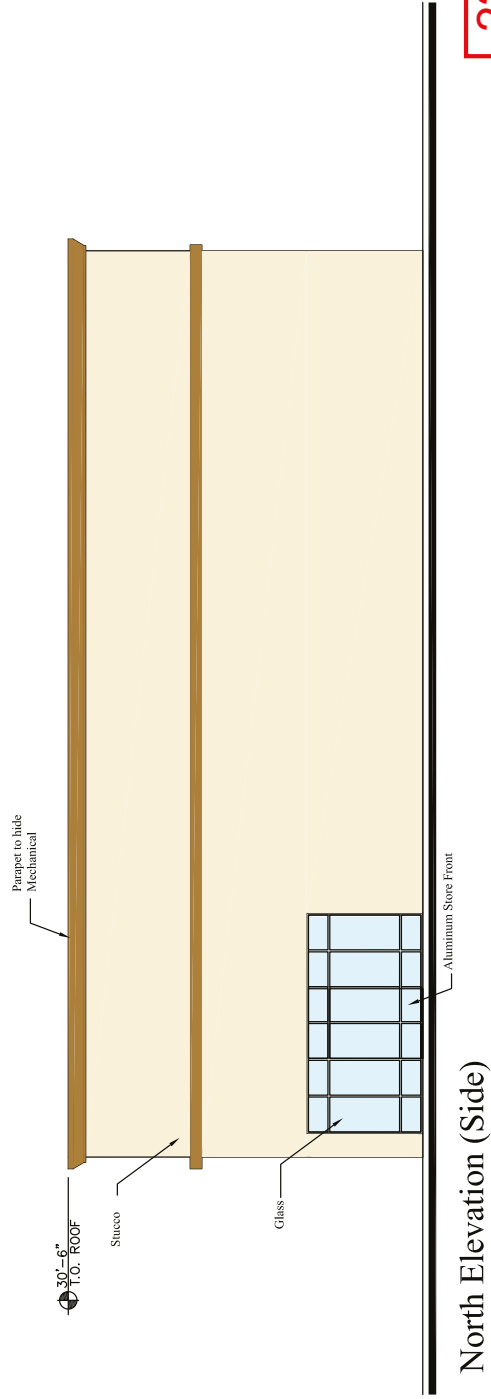
Retail Elevations

Decatur Blvd & Vegas Drive

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada



West Elevation (Rear)



North Elevation (Side)

22-0670
04/10/2023

Scale: 3/32" = 1'



Decatur Blvd & Vegas Drive

Decatur Boulevard and Vegas Drive, Las Vegas, Nevada

Retail Elevations

April 2, 2023