

SIDHOM BROTHERS COMPANY, LLC

March 8, 2023

City of Las Vegas
Community Development
485 S. Main Street
Las Vegas, NV. 89101

RE: Application for Design review for Car wash, Mini-storage, and Coffee shop with Drive-Thru

The Center Please accept this as the required justification letter for a Special Use Permit for a Car Wash and a Mini-Storage and Design Review for the following uses:

Mimi- Storage, a Coffee Shop with Drive-thru and a Drive through Car Wash.

This project is located on a 4.46 acre parcel, location on Decatur Avenue just south of Vegas Drive.

Site plan Depicts a coffee shop with a drive-thru with queuing in excess of the code required. An approximate 600 sf, patio, with 550 sf of indoor public area and 1,450 sf of back of the house and a drive-thru. The 173 unit mini- storage is located in the rear of the site. Both driveways into the center are 32 feet wide. We are providing minimum 24 foot drive aisles throughout the site.

Parking We are providing parking in excess of the code required quantity. See Site plans for parking matrix.

Elevations Are of color and material typically found in Las Vegas made up of earth tones with accents. (See attached color elevation Elevations)

Floor plan Floor plans for the 7,020 sf retail building show the proposed coffee shop and reflect the 550 sf public area and the 1,450 sf back-of-the -house area. The remaining 5,020 sf, adjacent to the coffee shop will be for spec. retail.

Landscaping Plan Landscaping plans meet all City of Las Vegas requirements. All landscaping buffers meet the minimum 8-foot requirement, while all but a 47-foot section exceeds 10 feet in width, with the average along Decatur Boulevard exceeding 20 feet. Also, Including the screening of the drive-through's in accordance with LVMC 19.08.0450(F).

Waiver. We are asking for a waiver for a bay door to face the right-of-way. Our bay door waiver is for a roll-up door used for front and back of the car wash in order to securely lock it up when not in operations.

Building Signage will be submitted through a separate review on a per tenant basis.



James Grindstaff

22-0670
04/10/2023