



**AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018  
 DEPARTMENT: PLANNING  
 ITEM DESCRIPTION: APPLICANT/OWNER: DOUMANI HOLDINGS, LLC

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-73686	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED                      N/A

NOTICES MAILED    N/A

PROTESTS    0

APPROVALS    0

**\*\* CONDITIONS \*\***

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**TMP-73686 CONDITIONS**

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**Planning**

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

5. Per Title 19.16.060.W.1, provide a note on the Final Map that states “All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.”
6. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
  - i. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.
  - ii. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - iii. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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7. Per Title 19.16.060.W.3, provide a note on the Final Map that states “All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits.” A technical drainage study shall be submitted and approved prior to further development of this site.
8. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Lake Mead Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-73504 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 1.50 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard.

**ANALYSIS**

The subject site is currently developed with an Auto Repair Garage (Minor) use on the southern (APN 138-24-611-062) parcel, while the two northern parcels (APNs 138-24-611-060, 061) are currently undeveloped. The following entitlements are scheduled to be heard before the Planning Commission on 08/14/18: Variance (VAR-73501), Special Use Permit (SUP-73502), Special Use Permit (SUP-73503) and Site Development Plan Review (SDR-73504) to allow a proposed 8,243 square-foot commercial development with three buildings that include a convenience store with full pumps, a tenant space for a drive through restaurant and an auto repair garage (minor) use. Per the submitted justification letter, combining the three lots is necessary in order to fully develop the property.

Staff notes that per the submitted cross sections, the subject site is surrounded on three sides by existing rights-of-way and on the west side by an existing commercial site and a single family dwelling. No retaining walls are shown or anticipated.

The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

**FINDINGS (TMP-73686)**

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i></b>	
11/10/97	The City Council approved an Annexation (A-0017-97) of property located on the northwest corner of Lake Mead Boulevard and Decatur Boulevard. The effective date was 12/19/97.
03/15/00	The City Council approved Site Development Plan Review (SD-0037-99) for a proposed 3,660 square-foot addition to an existing 1,839 square-foot Auto Repair Garage, Minor at 2027 North Decatur Boulevard. The Planning Commission recommended denial.
06/16/04	The City Council approved Special Use Permit (SUP-4195) and a reduction of required perimeter landscaping for an existing Auto Repair Garage, Minor at 2027 North Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
09/07/05	The City Council approved Site Development Plan Review (SDR-6940) for a proposed 12,776 square foot commercial development and waivers of the parking lot, foundation, and perimeter landscaping requirements and a waiver of the commercial design standards to allow a 10-foot corner side setback where 15 feet is required on 1.5 acres adjacent to the northeast corner of Lake Mead Boulevard and Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved Rezoning (ZON-7051) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 0.51 acres at 2047 North Decatur Boulevard. The Planning Commission and staff recommended approval of the request
01/25/07	The Planning Commission tabled Site Development Plan Review (SDR-15322) for a proposed 11,080 square-foot retail development at the northwest corner of Lake Mead Boulevard and Decatur Boulevard. Staff recommended approval of the request.
07/02/08	The City Council approved Required Review (RQR-28310) of an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage, Minor located at 2027 North Decatur Boulevard. Staff recommended approval of the request.
08/06/08	The City Council approved a Required Review (RQR-29128) of an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage, Minor located at 2027 North Decatur Boulevard. Staff recommended denial of the request.

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<b>Related Relevant City Actions by Planning, Fire, Bldg., etc</b>	
02/18/09	The City Council approved Rezoning (ZON-31477) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 0.51 acres at 2047 North Decatur Boulevard. The Planning Commission and staff recommended approval of the request
	The City Council approved Special Use Permit (SUP-31478) for a proposed Beer/Wine/Cooler Off-Sale Establishment in conjunction with a proposed 2,944 square-foot convenience store at the northwest corner of West Lake Mead Boulevard and North Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved Site Development Plan Review (SDR-31479) for a proposed 12,422 square-foot single-story retail development with waivers of the building placement and orientation standards and to allow a portion of the west perimeter landscape buffer to be eight feet where 15 feet is required at the northwest corner of West Lake Mead Boulevard and North Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
07/01/09	The City Council approved a Required Review (RQR-32709) of an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage, Minor located at 2027 North Decatur Boulevard. Staff recommended approval of the request.
12/19/12	The City Council approved Required Review (RQR-47134) of an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage, Minor located at 2027 North Decatur Boulevard. Staff recommended approval of the request.
07/10/18	Variance request (VAR-73501) to allow 60 parking spaces where 63 are required at the northwest corner of Lake Mead Boulevard and Decatur Boulevard was abeyed to the 08/14/18 Planning Commission. Staff recommends approval.
	Special Use Permit request (SUP-73502) for a proposed Auto Repair Garage, Minor use at the northwest corner of Lake Mead Boulevard and Decatur Boulevard was abeyed to the 08/14/18 Planning Commission. Staff recommends approval.
	Special Use Permit request (SUP-73503) for a proposed 3,043 Square-foot Beer/Wine/Cooler Off-Sale Establishment use at the northwest corner of Lake Mead Boulevard and Decatur Boulevard was abeyed to the 08/14/18 Planning Commission. Staff recommends approval.

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<b>Related Relevant City Actions by Planning, Fire, Bldg., etc</b>	
	Site Development Plan Review (SDR-73504) for a proposed single-story, 8,243 square-foot commercial development with waivers to not orient the building to the corner where such is required, to allow a 12-foot landscape buffer along a portion of the east perimeter and a 14-foot landscape buffer along a portion of the north perimeter where 15 feet is required, and a six-foot landscape buffer on the west perimeter where eight feet is required at the northwest corner of Lake Mead Boulevard and Decatur Boulevard was abeyed to the 08/14/18 Planning Commission. Staff recommends approval.

<b>Most Recent Change of Ownership</b>	
09/26/17	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
03/08/04	A business license (#A55-00108) was issued for an Auto Repair Garage, Minor at 2027 North Decatur Boulevard. The license is still active.
09/19/17	A Code Enforcement case (#182680) was processed for trash, shopping carts and evidence of homeless at this vacant lot at 2037 North Decatur Boulevard. The case was resolved on 10/12/17.
09/21/17	A Code Enforcement case (#182757) was processed for homeless sleeping in back of property at 2027 North Decatur Boulevard. The case was resolved on 10/26/17.
	A Code Enforcement case (#182759) was processed for trash and debris on a vacant lot at 2047 North Decatur Boulevard. The case was resolved on 10/12/17.
01/10/18	A Code Enforcement case (#185277) was processed for trash and debris on a vacant lot at 2047 North Decatur Boulevard. The case was resolved on 01/22/18.
02/27/18	A Code Enforcement case (#186367) was processed for a homeless camp with trash and debris on a vacant lot at 2047 North Decatur Boulevard. The case was resolved on 03/07/18.
04/18/18	A Code Enforcement case (#187764) was processed for a food truck on private property at 2027 North Decatur Boulevard. The case was resolved on 04/25/18.

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<b>Pre-Application Meeting</b>	
05/14/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

<b>Neighborhood Meeting</b>	
A Neighborhood meeting was not required, nor was one held.	

<b>Field Check</b>	
07/18/18	During a routine site inspection, staff observed that the subject site is currently developed with an Auto Repair Garage (Minor) use on the southern (APN 138-24-611-062), with the two northern parcels (APNs 138-24-611-060, 061) being undeveloped.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.50

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Auto Repair Garage (Minor)	SC (Service Commercial)	C-1 (Limited Commercial)
	Undeveloped		
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Auto Repair Garage (Minor)	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Parts		
	Financial Institution, Specified		
	Public Utility		R-1 (Single Family Residential)

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<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
	Single Family Detached Dwelling	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
West	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
No Applicable Master Plan Area	N/A
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (70 Feet)	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	105	Y