



**LAS VEGAS
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**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

August 15, 2018

Doumani Holding LLC
6235 W. Post Road
Las Vegas, Nevada 89118

**RE: TMP-73686 [PRJ-73409] - TENTATIVE MAP
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 14,
2018**

Dear Applicant:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.50 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APNs 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone, Ward 5 (Creat) [PRJ-73409], was considered by the Planning Commission on August 14, 2018.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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.
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.

This action by the Special Planning Commission on **August 14, 2018** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 21, 2018**.

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No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Bengtson". The signature is stylized with a large, looped "P" and "B".

Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Ms. Julia Izzolo
Lochsa Engineering
6345 S. Jones Blvd., Ste. 100
Las Vegas, Nevada 89118