

09/06/23 BCC AGENDA SHEET

COMMERCIAL SUBDIVISION
(TITLE 30)

RAINBOW BLVD/PALMYRA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500090-SDMI RAINBOW, LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.8 acres in a C-P (Office and Professional) Zone.

Generally located on the northwest side of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-707-011

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.8
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial development with office space and retail sales in 2 buildings. The proposed tentative map will allow the owner to divide the property as needed in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0005-11	Communication tower	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Offices
South	Public Use	R-E	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
ZC-23-0431	A zone change to reclassify from R-E to C-P zoning with use permits for retail/restaurant, driveway geometrics, and wall height is a companion item on this agenda.
VS-23-0432	A request to vacate an easement along Palmyra Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID STEINBERG

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
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