

01/19/21 PC AGENDA SHEET

RAINBOW & RICHMAR  
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-20-500183-K & J'S EXCELLENT ADVENTURE, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 3.5 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise. JJ/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-701-032; 176-22-701-033

**LAND USE PLAN:**

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 3.5 acre site that will be in conjunction with a proposed retail development. Access to the site is from 2 driveways on Rainbow Boulevard and 1 driveway on Richmar Avenue. Off-site improvements exist along all public street frontages.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-17-1007	Reclassified this site to C-1 zoning for a proposed shopping center with waivers for modified off-site improvements	Approved by BCC	April 2018
VS-17-1084	Vacated a portion of right-of-way being Rainbow Boulevard	Approved by BCC	April 2018
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Office Professional	C-1	Approved retail center
South	Major Development Project - Office Professional	C-1	Mini-warehouse facility
East	Business and Design/Research Park	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E (RNP-I)	Mix of developed & undeveloped single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0521	A zone change request for a shopping center with waivers for wall height, to allow access on a local residential street, to allow alternative landscaping, and various off-site improvements 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****Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff cannot support the companion zone boundary amendment, ZC-20-0521, staff cannot support this application.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 20, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

If approved:

- Applicant is advised that 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;
- Full off-site improvements on Rainbow Boulevard;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0209-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** K & J'S EXCELLENT ADVENTURE, LLC

**CONTACT:** JOHN CURRAN, DAPPER DEVELOPMENT, 985 WHITE DR., STE 100, LAS VEGAS, NV 89119