06/15/21 PC AGENDA SHEET

I-20 @ RAINBOW INDUSTRIAL PARK RAINBOW BLVD/ERIE AVE
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500047-PETERSON S & A 1997 TRUST ET AL:

TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone.

Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-35-201-001, 176-35-201-002, & 176-35-201-003

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary
- Site Address: None
- Site Acreage: 15
- Number of Lots: 1
- Project Type: Industrial park

The plan depicts a proposed 1 lot commercial subdivision on 15 gross acres (13.41 net acres). The proposed commercial subdivision is located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment). There is an existing communication tower located on the south east portion of the site, and an existing 100 foot wide Union Pacific Railroad easement that runs north to southeast through the site. Access to the site is provided by 2 proposed driveways along the west property line adjacent to Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-1150-07	Allowed a communication tower	Approved by ZA	August 2007
ZC-1386-01	Reclassified APN 176-35-201-003 from R-E to M-D zoning for an office/warehouse building - expired	Approved by BCC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped & Union Pacific Railroad
South	Open Land	R-E	Undeveloped & Union Pacific Railroad
East	Public Facilities	R-E & P-F	Desert Oasis High School & undeveloped western portion
West	Office Professional & Major Projects (Mountains Edge) - Residential (up to 14 du/ac)	RUD	Undeveloped

Related Applications

Application Number	Request
PA-21-700002	A transportation element amendment for Erie Avenue is a companion item on this agenda.
ZC-21-0191	A zone change, waiver of development standards, and design review for an industrial development is a companion item on this agenda.
VS-21-0190	A vacation and abandonment for easements 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.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action July 7, 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

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a 5 foot by 25 foot shelter area behind the sidewalk, approximately 80 feet north of Erie Avenue, in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

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 #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: PETERSON S&A 1997 TRUST ET AL
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