

07/07/21 BCC AGENDA SHEET

PLAN AMENDMENT
(TRANSPORTATION ELEMENT)

UPDATE
RAINBOW BLVD/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:

PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment).

Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-35-201-002; 176-35-201-003; 176-35-201-005; 176-35-401-002

LAND USE PLAN:

ENTERPRISE – BUSINESS AND DESIGN/RESEARCH PARK

ENTERPRISE – PUBLIC FACILITY

ENTERPRISE – OPEN LAND

BACKGROUND:

Project Description

This is a request to remove a 1,075 foot section of an 80 foot wide right-of-way designated as a collector street on Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan. This section of Erie Avenue from Rainbow Boulevard to Redwood Street will be used as a pedestrian bridge over the existing Union Pacific Railroad tracks to access Desert Oasis High School.

Applicant's Justification

The applicant states this is a request for a plan amendment to remove a portion of Erie Avenue from the Transportation Element (Map 1.3), between Rainbow Boulevard and Redwood Street. The County has just completed a pedestrian bridge over this portion of Erie Avenue which allows students safe passage to Desert Oasis High School to the east. In addition, Union Pacific has indicated that no street crossing can occur at Erie Avenue as all vehicular traffic crossing the tracks occurs at the Cactus Avenue bridge just north of the subject site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Public Facilities	R-E	Undeveloped
South	Open Land	R-E	Undeveloped
East	Public Facilities & Open Land	P-F	Desert Oasis High School & undeveloped
West	Major Development Project (Mountain's Edge)	R-E & RUD	Single family residential & undeveloped

Related Applications

Application Number	Request
ZC-21-0191	Zone change for an industrial park is a companion item on this agenda.
VS-21-0190	A request to vacate and abandon easements of interest is a companion item on this agenda.
TM-21-500047	Tentative map for a 1 lot commercial subdivision 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**Community Planning**

Staff finds the request for the plan amendment to the Transportation Element appropriate for this location. The section of right-of-way will not be used as a collector street as designated on Map 1.3. The pedestrian bridge is complete, and the Union Pacific Railroad has indicated that no street crossings will be allowed at this location; therefore, staff can support this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: June 15, 2021 – APPROVED – Vote: Unanimous
Absent: Kilarski, Frasier

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST: 3 cards

APPLICANT: I20, LLC

CONTACT: ERIC RIETZ, RIETZ CONSULTING INC, 3203 E. WARM SPRINGS RD., STE 400, LAS VEGAS, NV 89120