

07/20/21 PC AGENDA SHEET

RAINBOW & MERANTO  
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone.

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

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RELATED INFORMATION:

**APN:**

176-22-701-012

**LAND USE PLAN:**

ENTERPRISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 1
- Project Type: Commercial subdivision map

The plan depicts a 1 lot commercial subdivision on a 1.9 acre site which was previously approved for a commercial retail complex. Access to the site is from Rainbow Boulevard. Off-site improvements will be installed with the development of the retail complex.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0888	Reclassified this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountains Edge) – General Commercial	C-1	Walmart
South	Major Development Project (Mountains Edge) – Office Professional	C-1	Shopping center

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Business and Design/Research Park	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0254	A nonconforming zone change to reclassify this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements is a companion item on this agenda.
VS-21-0255	A request to vacate and abandon easements and right-of-way 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 on August 18, 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 on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- 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; 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.

**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 #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012