

07/21/21 BCC AGENDA SHEET

RAINBOW & ARBY RETAIL CENTER  
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500085-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**

**TENTATIVE MAP** for a commercial subdivision on 9.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/jgh/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

176-02-401-001; 176-02-401-002

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 9.3 acre site. Access to the site is provided by 1 driveway on Rainbow Boulevard, 2 driveways on Capovilla Avenue, and 1 driveway to Arby Avenue with 2 points of cross access along the east property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400147 (VS-0133-17)	First extension of time for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment)	Approved by BCC	January 2020
VS-19-0490	Vacated and abandoned easements located between Arby Avenue and Capovilla Avenue within Enterprise	Approved by PC	August 2019
WS-19-0185	Waiver to allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way Rainbow Boulevard and modified street standards	Approved by BCC	May 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-19-900237 (ZC-0132-17)	Administrative extension of time for the zone change from R-E to C-2 zoning	Approved by ZA	May 2019
VS-0133-17	Vacated and abandoned right-of-way	Approved by BCC	April 2017
ZC-0132-17	Reclassified 4.2 acres from R-E to C-2 zoning for a retail center with a waiver for increased wall height and design review for a retail center with a grocery store and restaurant and increased finished grade	Approved by BCC	April 2017
TM-0025-17	Commercial subdivision on 9.3 acres in C-2 zoning - expired	Approved by BCC	April 2017
ZC-0871-03	Reclassified the east 5 acres from R-E to C-2 zoning for future development	Approved by BCC	July 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	C-2	Shopping center & undeveloped
South	Commercial General	C-2	Commercial center & undeveloped
East	Commercial General	U-V	Undeveloped
West	Business and Design/Research Park	C-2	Office buildings

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-21-400094 (VS-0133-17)	A second extension of time for the vacation and abandonment of a portion of Rainbow Boulevard is a companion item on this agenda.
ET-21-400095 (WS-19-0185)	An extension of time for a shopping center with waivers of development standards for alternative landscaping and modified street standards 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.

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**

- Compliance with approved drainage study PW19-14705;
- Compliance with approved traffic study PW19-16797;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Capovilla Avenue, the necessary portion of the cul-de-sac for Capovilla Avenue, and associated spandrels.
- 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.

**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 #0039-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SACKLEY FAMILY TRUST & SACKLEY, STUART TRS

**CONTACT:** CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD., LAS VEGAS, NV 89146