

RUSSELL MARKET PLACE  
(TITLE 30)

RUSSELL RD/BOULDER HWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500082-ARJUN HUALAPAI, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 5.3 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

161-27-801-029

**LAND USE PLAN:**

WHITNEY - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans show a 1 lot commercial subdivision on a 5.3 acre site. The site has street frontage along Russell Road to the southeast and Boulder Highway to the southwest.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-21-0311	Reclassified the site from R-2, C-2, and H-2 to C-2 zoning for a commercial center	Approved by BCC	August 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	R-5 & R-2	Multiple family residential, undeveloped, & a flood control channel
South	Entertainment Mixed-Use	C-2	Convenience store with gas pumps & motel

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	R-5	Multiple family residential (senior housing)
West	Corridor Mixed-Use	C-2	Commercial center

### Related Applications

Application Number	Request
UC-23-0380	A use permit for off-highway vehicle, recreational vehicle, and watercraft storage, and design reviews for a mini-warehouse facility, modifications to a previously approved commercial center, and finished grade is a companion item on this agenda.
VS-23-0381	A request to vacate and abandon a drainage easement and a portion of right-of-way being Russell Road 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

##### Comprehensive 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 Master Plan, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive 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

- Comply with approved drainage study PW22-17274;
- 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.
- Applicant is advised 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; and that Nevada Department of Transportation (NDOT) permits may be required.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

**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 #0424-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JOSEPH BONIFATTO

**CONTACT:** LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101