

RUSSELL CONQUISTADOR  
(TITLE 30)

**UPDATE**  
RUSSELL RD/CONQUISTADOR ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500061-EHRLICH INVESTMENT TRUST 1979:**

**HOLDOVER TENTATIVE MAP** consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
163-31-101-004

**LAND USE PLAN:**  
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 37
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): **3,300/4,062**
- Project Type: Single family residential development

The plans depict a gated single family residential development totaling 37 single family lots and 2 common area lots on 5 acres. The density of the overall development is shown at 7.4 dwelling units per acre. The lots range in size from a minimum of **3,300** square feet to a maximum of **4,062** square feet. The development will have access from Quail Avenue to the south. The lots within the subdivision will be served by 39 foot wide internal private streets with no sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0137-09 (ET-0022-12)	First extension of time to reclassify this site to C-1 zoning without plans - expired	Approved by BCC	May 2012
ZC-0137-09	Reclassified this site to C-1 zoning without plans - expired	Approved by BCC	April 2009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
South	Open Lands	P-F	Elementary school
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0220	A request to reclassify this site to R-2 zoning for a single family residential development 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**

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road improvement project.
- Applicant is advised **that a vacation of 5 feet of right-of-way of Russell Road will be required for detached sidewalks; that the vacated right-of-way will need to be purchased from Clark County; and** 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.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **TAB/CAC: Spring Valley - approval.**

#### **APPROVALS:**

#### **PROTESTS:**

**COUNTY COMMISSION ACTION:** June 21, 2023 – HELD – To 07/19/23 – per the Board of County Commissioners.

**COUNTY COMMISSION ACTION:** July 19, 2023 – HELD – To 08/02/23 – per the applicant.

**COUNTY COMMISSION ACTION:** August 2, 2023 – HELD – To 09/06/23 – per the applicant.

**APPLICANT:** STRIVE ENGINEERING

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148