



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

August 10, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Sam Crunkilton at wwtabsecretary@gmail.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Amy Beaulieu, Chairperson
 Geraldine Ramirez-, Vice Chairperson
 Christopher Fobes
 Greg Konkin
 Anita Toso

Secretary: Sam Crunkilton, 702-854-0878, wwtabsecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for July 27, 2023. (For possible action)
- IV. Approval of the Agenda for August 10, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
09/05/23 PC

1. WS-23-0420-KISELOVSKI WLADIMIR:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation in conjunction with accessory structures and a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Hacienda Avenue and 270 feet east of Nellis Boulevard within Whitney. JG/bb/syp (For possible action)

09/06/23 BCC

2. VS-23-0381-ARJUN HUALAPAI, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)

3. UC-23-0380-ARJUN HUALAPAI, LLC:

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEWS for the following: **1)** mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage; **2)** modifications to a previously approved commercial center; and **3)** finished grade 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)

4. TM-23-500082-ARJUN HUALAPAI, LLC:

TENTATIVE MAP for a 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)

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 31, 2023, unless posted otherwise.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center 5712 Missouri Ave Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

July 27, 2023

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Present

Secretary: Sam Crunkilton, 702-854-0878, wwtabsecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:00 p.m. by Beaulieu
- II. Public Comment
None
- III. Approval of June 29, 2023 Minutes
Moved by: Ramirez
Approved
Vote: 5-0 Unanimous
- IV. Approval of the Agenda for July 27, 2023
Moved by: Fobes
Approved
Vote: 5-0 Unanimous
- V. Informational Items
 1. **Back to school event is Saturday 7/29 from 9AM-1PM**

VI. Planning & Zoning:

07/18/23 PC

1. **UC-23-0291-DMR INVESTMENTS, LLC ETAL & BOULDER MARKETPLACE LLL, LLC:**

USE PERMIT to reduce the separation from a vehicle maintenance facility (automobile and smog check) to a residential use on 8.0 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Russell Road and the east side of Boulder Falls Street within Whitney. JG/lm/syp (For possible action)

Moved by Ramirez

Approved with staff conditions

Vote 5-0 Unanimous

VII. General Business

None

VIII. Public Comment

1. **LVMPD made second visit to Dollar Tree and opened a new case because it is worse**
2. **Russell Elegance Update: Approved with 60 days to get a contractor to put up fencing; however, the fencing was not fully completed within the timeline**
3. **Auto shop on Boulder Highway Update: Two years to complete and meet approval conditions; Nothing has been done thus far**
4. **No updates on YMCA property issues previously reported**

VIII. Next Meeting Date

The next regular meeting will be August 10, 2023

IX. Adjournment

The meeting was adjourned at 6:30 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0420</u> DATE FILED: <u>7/12/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAG: <u>S Whitney</u> TAB/CAG DATE: <u>8/10/23</u> PC MEETING DATE: <u>9/5/23</u> BCC MEETING DATE: _____ FEE: <u>\$775</u>
	PROPERTY OWNER NAME: <u>Wladimir Kiselovski</u> ADDRESS: <u>5040 E. Hacienda Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Kevin Kiselovski</u> ADDRESS: <u>19647 Roseate Drive</u> CITY: <u>Lutz</u> STATE: <u>FL</u> ZIP: <u>33558</u> TELEPHONE: _____ CELL: <u>8582267427</u> E-MAIL: <u>kevink.activities@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kevin Kiselovski</u> ADDRESS: <u>19647 Roseate Drive</u> CITY: <u>Lutz</u> STATE: <u>FL</u> ZIP: <u>33558</u> TELEPHONE: _____ CELL: <u>8582267427</u> E-MAIL: <u>kevink.activities@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-216-005
 PROPERTY ADDRESS and/or CROSS STREETS: 5040 E. Hacienda Ave., Las Vegas, NV 89122
 PROJECT DESCRIPTION: Waiving the violation received in the mail Case No CE22-25666.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Kevin Kiselovski KEVIN KISELOVSKI
 Property Owner (Signature) Property Owner (Print)

STATE OF Florida
 COUNTY OF Polk
 SUBSCRIBED AND SWORN BEFORE ME ON 02/17/2023, (DATE)
 By Kevin Kiselovski
 NOTARY PUBLIC: _____

 **JOE AN DRAJOKER**
 Notary Public
 State of Florida
 Comm# 181286261
 Expires 9/6/2026

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Kevin Kiselovski
19647 Roseate Dr
Lutz, FL 33558

PLANNER
COPY

WS-23-0420

July 7, 2023

Attention: DEPARTMENT OF COMPREHENSIVE PLANNING
WAIVER OF DEVELOPMENT STANDARDS (WS)
500 S. Grand Central Parkway
Box 551741, Las Vegas, NV 89155-1741

To Whom It May Concern:

I am writing this Justification Letter to inform you that I was not responsible for building the structures, carport / patio , shed , and greenhouse at the house located at 5040 E. Hacienda Ave, Las Vegas, NV 89122 , parcel number 161-28-216-005 with case number CE22-25666.

The previous owner, Wladimir Kiselovski moved to the house with his wife sometime in the year 2000. He was the one who was responsible for building the structures. Wladimir Kiselovski , a Veteran, passed away December 2021.

Therefore, I am applying for waivers of development standards for a) Setbacks for carport, shed, and greenhouse, b) Architectural compatibility (Carport) , and c) Building separation (Shed) at the house located at 5040 E. Hacienda Ave, Las Vegas, NV 89122 , parcel number 161-28-216-005 with case number CE22-25666.

Sincerely,

Kevin Kiselovski

Kevin Kiselovski

Tel. 858-226-7427

Kevink.activities@gmail.com

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., AUGUST 10, 2023**

09/05/23 PC

1. **WS-23-0420-KISELOVSKI WLADIMIR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation in conjunction with accessory structures and a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Hacienda Avenue and 270 feet east of Nellis Boulevard within Whitney. JG/bb/syp (For possible action)

09/06/23 BCC

2. **VS-23-0381-ARJUN HUALAPAI, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)
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TENTATIVE MAP for a 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)

ACCESSORY STRUCTURES
(TITLE 30)

HACIENDA AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0420-KISELOVSKI WLADIMIR:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation in conjunction with accessory structures and a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Hacienda Avenue and 270 feet east of Nellis Boulevard within Whitney. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-28-216-005

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the rear setback to an accessory structure (green house) where 5 feet is required per Table 30.40-2 (a 100% decrease).
 - b. Reduce the side setback to an accessory structure (green house) to 2 feet where 5 feet is required per Table 30.40-2 (an 60% decrease).
 - c. Eliminate the side setback to a shed where 5 feet is required per Table 30.40-2 (a 100% decrease).
 - d. Eliminate the side setback for a carport where 5 feet is required per Table 30.40-2 (a 100% decrease).
 - e. Reduce the front setback to a carport to 11 feet where 20 feet is required per Table 30.40-2 (a 45% decrease).
2. Reduce the building separation between a shed and residence to 1 foot where 6 feet is required per Table 30.40-2 (an 83% decrease).

LAND USE PLAN:

WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5040 Hacienda Avenue
- Site Acreage: 0.1
- Project Type: Setbacks for accessory structures and carport
- Height (feet): 7.5 greenhouse/6.2 (shed)/10 max (carport)

Site Plan

The site plan depicts a single family residence on 0.1 acres with a greenhouse, shed, and attached carport located on the property. The greenhouse is located on the northeast corner of the property on the north property line and 2 feet from the east property line. The shed is located between the patio cover and the west property line at the rear northwest corner of the house. The carport is built over the existing driveway and attached to the home, with a portion of the carport extending to the east property line. The front setback to the carport is 11 feet from the edge of the sidewalk.

Landscaping

There is existing landscaping in the front of the home. The tree appears to be dead in the front yard.

Elevations

The elevations depict a 7.5 foot high glass greenhouse with a hip roof oriented north to south, and a 6 foot 2 inch high metal shed with a hip roof. The 8 feet to 10 feet high attached carport is 24 feet wide by 20 feet long, has a metal roof, and is supported by painted metal posts.

Floor Plans

The residence is 1,472 square feet. Both the shed and greenhouse have 48 square feet of floor area. The carport is 480 square feet.

Applicant's Justification

The previous owner constructed all three of the accessory structures prior to the current owner requesting this application for waivers. The greenhouse is used for growing food for use by the family and does not have a floor.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE-22-25666 is an active violation for structures not meeting setback requirements and building without a permit (carport).

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1a through #1c and #2

The purpose of the greenhouse is entirely appropriate for residential personal use and is supported by Clark County Master Plan Policy 3.6.7 for green infrastructure, it's the location on the rear property line is a concern for staff. The shed and greenhouse do not require a building permit, since both are under 200 square feet in area but both structures are required to meet other aspects of Title 30, including setbacks and separations. The shed and greenhouse are both less than 2 feet above existing screen walls and mostly not visible to surrounding property if they were built with a 5 foot setback. However, a shed is permitted with reduced or eliminated setbacks and separation subject to approval of an administrative minor deviation and compliance with Building Code. Staff can support this portion of the request if no information is presented during the public hearing to indicate a negative impact to the neighbors from either the greenhouse or shed.

Waivers of Development Standards #1d through #1e

Appropriate setbacks help to preserve the appeal and integrity of an area and streetscape and moderate visual impacts and possible safety issues by creating a buffer space that can be used for landscaping to screen uses. Code allows intrusions which are less than 50% of the width of the building to intrude into the front setback up to 10 feet, provided decorative elements or 2 trees are planted within the front yard. In this case, there are no decorative elements to the carport and minimal landscaping within the front yard. In addition, the carport extends to the east property line, which is a visual impact from the street and possibly the neighbor. There does not appear that similar structures are located within the area. Staff cannot support these requests.

Staff Recommendation

Approval of waivers of development standards #1a, #1b, #1c and #2; denial of #1d and #1e.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Replace the dead tree in the front yard with a 24 inch box large tree listed in the SNRPC approved plant list;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a County issued permit; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEVIN KISELOVSKI

CONTACT: KEVIN KISELOVSKI, 19647 ROSEATE DR, LUTZ, FL 33558



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500082</u>	DATE FILED: <u>6-21-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC DATE: <u>8-10-23</u>
		TAB/CAC: <u>Whitney</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>9-6-23</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>Arjuan Hualapai, LLC</u>
	ADDRESS: <u>3067 Palace Gate Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>N/A</u> CELL: <u>N/A</u>
	E-MAIL: <u>N/A</u>

APPLICANT	NAME: <u>Joesph Bonifatto</u>
	ADDRESS: <u>3960 Howard Hughes Pkwy #150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u>
	TELEPHONE: <u>702-735-5700</u> CELL: <u>702-491-0472</u>
	E-MAIL: <u>joeb@bphold.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u>
	ADDRESS: <u>520 South Fourth Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u>
	E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 161-27-801-029

PROPERTY ADDRESS and/or CROSS STREETS: Boulder Highway & Russell Road

TENTATIVE MAP NAME: _____

I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*	<u>Rapinder Chima</u> Property Owner (Print)	<div style="border: 1px solid black; padding: 5px; text-align: center;"> SARAH CASTEEL NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 07-28-24 Certificate No: 16-3336-1 </div>
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>2/15/2023</u> (DATE) By <u>Rapinder Chima</u>		
NOTARY PUBLIC:		

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0380</u> DATE FILED: <u>6-21-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>8-10-23</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>9-6-23</u> FEE: <u>\$1,350</u>
	PROPERTY OWNER NAME: <u>Arjuan Hualapai, LLC</u> ADDRESS: <u>3067 Palace Gate Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Joseph Bonifatto</u> ADDRESS: <u>3960 Howards Hughes Pkwy #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-735-5700</u> CELL: <u>702-491-0472</u> E-MAIL: <u>joeb@bphold.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Jay Brown/ Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	


ASSESSOR'S PARCEL NUMBER(S): 161-27-801-029, 161-27-896-002

PROPERTY ADDRESS and/or CROSS STREETS: Boulder Highway & Russell Road

PROJECT DESCRIPTION: Proposed Mini Warehouse within a Commercial Development

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)* Rapinder Chima
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/15/2023 (DATE)
 By Rapinder Chima
 NOTARY PUBLIC: 



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

November 30, 2022

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

UC-23-0380

**Re: Russell Marketplace – Mini-Warehouse
Justification Letter – Special Use Permits & Design Reviews for Mini
Storage Facility and Recreational Vehicles (RV) and Watercraft
Storage (boat/jet ski, etc.) – Revision 3**

Assessors' Parcel Numbers: 161-27-801-029 & 161-27-896-002

To Whom It May Concern:

On behalf of our Client, Russell Marketplace LLC., please accept this justification letter for an application package for a mini-warehouse facility with a RV and watercraft storage on a portion 2.62 acre portion of the 5.22 acre parcel. The C-2 zoning for portions of the site was approved by action on ZC-21-0311 on August 18, 2021, for a commercial center with approvals for a convenience store with a gasoline station, a vehicle (car) wash and three fast food restaurants. The subject portion of the site was designated for future development with cross access provided to this portion located along the northeastern boundary of the site. Access to the site is from Boulder Highway on the west property line and Russell Road on the southern property line. An existing 100 foot wide power easement is located along the northeastern portion of the site.

Project Description:

The plans depict a proposed three story, up to 47 foot high, 100,533 square foot mini-warehouse facility with covered recreational vehicle (RV) and watercraft (boats and other watercraft) storage spaces. The covered RV and watercraft spaces are located on the northwestern side of the mini-warehouse building. The previously approved plans are revised to accommodate the proposed mini-warehouse and RV and watercraft storage facility. The changes to the site plan include the elimination of

one of the approved fast-food restaurants an adjustment of the area approved for the convenience store and gasoline station. The location of the approved fuel canopy is adjusted on the site and the parking area is revised to accommodate the proposed use. Other minor adjustments were made to plans that include revisions to the area adjacent to the westernmost drive-thru restaurant, a reduction of the size of the fuel canopy and an adjustment to the areas around the convenience store and gasoline station. Access to the site is from two previously approved driveways along Boulder Highway and Russell Road. Direct access to the mini-warehouse area is via internal drive aisles along the east side of the mini-warehouse building and from the southern portion of the site and via Russell Road. A total of 92 parking spaces are provided for the entire C-2 zoned commercial center where 81 parking spaces are required. Five parking spaces are provided adjacent to the leasing office of the mini warehouse. A total of 12 bicycle spaces are provided for the entire commercial center.

Landscaping:

The previously approved plans depict landscaping along Boulder Highway consisting of a minimum 15 foot wide area and up to a 38 foot wide area with an attached five foot wide sidewalk. The approved landscaping along Russell Road is 15 feet wide and up to a 64 foot wide area with an attached sidewalk. The required landscaping adjacent to a less intense use consisting of a minimum 10 foot wide landscape area is provided along the northern portion of the mini warehouse facility and RV/watercraft storage area and the multi-family development to the north. The landscaping provided is within portions of the existing 100 foot wide power easement and will screen/buffer the building and RV & watercraft covered structures from the multi-family residential use to the north and provides a separation between the uses with the power easement between the uses. The landscaping provided complies with Code requirements and consists of trees allowed in a power easement.

Floor Plans:

The total square footage of the mini-warehouse is 100,533 square feet with three floors. The first floor is 26,300 square feet, the second is 24,075 square feet and the third floor is 24,075 square feet. The leasable storage units are of various sizes with square footage ranging from 25 to 300 square feet. Two types of covered RV spaces are provided, 240 square feet and 360 square feet.

Elevations:

The building materials include stucco finishes with contrasting colors with architectural features and enhancements that include a combination of the following features: parapets, architectural insets, pop-outs, reveals, contrasting colors, decorative cladding, metal roll up doors, dual pane clear glazed glass doors and windows with aluminum frames highlighted with decorative colors. The covered structures are up to 17 feet 11 inches high, and the materials consist of metal columns and roofing.

Signage is not a part of this application.

We respectfully request approval of the following applications for the proposed project within the approved commercial center:

Special Use Permit:

Permit Recreational Vehicle Storage (RV) and Watercraft (boats and other watercraft) storage in conjunction with a mini-warehouse facility.

Justification:

The requested RV/watercraft storage is a typical use in conjunction with a mini-warehouse facility. The use is appropriate and compatible with the approved commercial center and facility.

Design Reviews:

1. For a Mini-Warehouse with RV and Watercraft (boats and other watercrafts) storage facility with minor revisions to the previously approved plans including EV charging stations.

Justification:

The architecture of the proposed facility including the warehouse building and parking structures for the RV/watercraft facility is designed to fit into the overall design of the commercial portion of the parcel. The facility including the storage units and covered structures for the RV/watercraft and will be used by the future residents approved R-5 zoned apartment complex on the northwestern portion of the parcel, the Senior Apartments, and the other residential developments in the area.

2. Design Review to increase the finished floor elevation to 60 inches (five feet) where 36 inches (3 feet) is the standard.

Justification:

This request is to increase the grade along the western portion of the site since this portion of the site is the lowest and needs to be raised to accommodate the proposed facility. The increased in the finished grade for the site is required because the existing fall of the land is from the west to the east with the lowest portion being along the western portions of the site. Therefore, requiring an increase in fill along the western portions of the site. The on-site grades will be minimized to the least allowable slope acceptable by the County and satisfy Clark County flood control requirements to control stormwater drainage patterns and discharge locations to conform to existing area drainage conditions and facilities. There is no impact to the residences along the eastern portion of the site because the existing grade is higher on this portion of the site. The required Drainage Study will ultimately determine the finished grade of the site and buildings.

This application as proposed meets the intent of the Code and the Goals and policies of the Whitney Master Plan. The proposed development is appropriate in conjunction with the previously approved commercial center, the area and with the other existing and approved residential development in the area. This mini-warehouse and RV/watercraft storage facility will complete the uses approved and the development on this corner of Boulder Highway and Russell Road and provided essential commercial uses for the adjacent residential uses including the adjacent senior apartment development.

The proposed project will have a positive impact on the site and area; is appropriate for the area and is compatible with the existing and developed uses in the immediate vicinity and entire area. The entire center including the proposed will serve the area which consists of existing residential developments, other businesses, as well as provide needed employment in the area.

We appreciate your consideration in the review and positive recommendation for the application. Please call me at 702-598-1429, if you have any questions or need additional information.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Sincerely,

BROWN, BROWN & PREMSRIRUT

Lebene A. Ohene
Land Use and Development



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0381</u>	DATE FILED: <u>6-21-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC DATE: <u>8-10-23</u>
		TAB/CAC: <u>Whitney</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>9-6-23</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>Arjuan Hualapai, LLC</u>
	ADDRESS: <u>3067 Palace Gate Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>N/A</u> CELL: <u>N/A</u>
	E-MAIL: <u>N/A</u>

APPLICANT	NAME: <u>Joesph Bonifatto</u>
	ADDRESS: <u>3960 Howard Hughes Pkwy #150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u>
	TELEPHONE: <u>702-735-5700</u> CELL: <u>702-491-0472</u>
	E-MAIL: <u>joeb@bphold.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u>
	ADDRESS: <u>520 South Fourth Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u>
	E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 161-27-801-029

PROPERTY ADDRESS and/or CROSS STREETS: Boulder Highway & Russell Road

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Rapinder Chima
Property Owner (Signature)*

Rapinder Chima
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/15/2023 (DATE)
 By Rapinder Chima
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



April 6, 2023

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

VS-23-0381

**Re: Russell Marketplace, Zenith Project No. 211047
Drainage Easement Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by Russell Marketplace, LLC to assist in filing a vacation application to vacate an existing drainage easement associated with property located on the northeast corner of Boulder Highway and Russell Road (Assessor's Parcel Number 161-27-801-029).

The existing drainage easement was granted with the development of the adjacent Ovation Apartments (PW22-0607) and prior to development of this parcel. With our proposed development, the drainage pattern throughout the site will be altered per our grading plan, taken underground in a storm drain pipe, and approved drainage study (PW22-17274). With our proposed development, we will grant a new drainage easement that conforms with the proposed drainage pattern across the site.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julie Izzolo', is written over a horizontal line.

Julie Izzolo, PE
Principal



July 21, 2022

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: Russell Marketplace, Zenith Project No. 211047
Right-of-Way Vacation Justification Letter**

VS-23-0381

Dear Sir or Madam:

Zenith Engineering has been retained by Russell Marketplace, LLC to assist in filing a vacation application to vacate existing right-of-way associated with property located on the northeast corner of Boulder Highway and Russell Road (Assessor's Parcel Number 161-27-801-027).

Clark County is currently constructing an improvement project at the intersection of Boulder Highway and Russell Road (Project No. L-2241 and L-2242) that is revising the northeast corner of the intersection. As a result of this project, there is excess right-of-way at the northeast corner. We respectfully request to vacate the excess right-of-way that is no longer needed in order to further develop the property.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Juli Izzolo', is written over a horizontal line.

Juli Izzolo, PE
Principal

EASEMENT/RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0381-ARJUN HUALAPAI, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-801-029

LAND USE PLAN:

WHITNEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 20 foot wide public drainage easement that runs from Russell Road to the Duck Creek Channel on the eastern portion of the site; and a portion of right-of-way being an approximate 240 foot long portion of Russell Road and its associated spandrel near its intersection with Boulder Highway. The applicant states that with the proposed development of the site, the drainage pattern throughout the site will be altered and taken underground in a storm drainpipe, and a new drainage easement will be granted. Additionally, Clark County is currently constructing an improvement project at the intersection of Russell Road and Boulder Highway which will create excess right-of-way that is being requested to be vacated by this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0311	Reclassified the site from R-2, C-2, & H-2 zoning 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	Multi-family residential, undeveloped, & a flood control channel
South	Entertainment Mixed-Use	C-2	Convenience store with gas pumps & motel
East	Entertainment Mixed-Use	R-5	Multi-family residential (senior housing)
West	Corridor Mixed-Use	C-2	Commercial center

Related Applications

Application Number	Request
UC-23-0380	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.
TM-23-500082	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

Public Works - Development Review

Staff has no objection to the vacation of drainage easements and right-of-way that are not necessary for site, drainage, or roadway development.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

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

MINI-WAREHOUSE/RV STORAGE
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0380-ARJUN HUALAPAI, LLC:

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage; **2)** modifications to a previously approved commercial center; and **3)** finished grade 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; 161-27-896-002 ptn

DESIGN REVIEWS:

1. Mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage.
2. Modifications to a previously approved commercial center.
3. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

WHITNEY - ENTERTAINMENT MIXED-USE & PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Project Type: Mini-warehouse facility/RV storage
- Number of Stories: 3
- Building Height (feet): 47
- Square Feet: 100,503
- Parking Required/Provided: 81/92 (overall commercial center)

Site Plan

The plans show a previously approved commercial center (ZC-21-0311) consisting of 3 restaurants with drive-thru, a convenience store with gas pumps, and a car wash with vacuum bays. The easternmost restaurant with drive-thru is being removed from the plans and is being replaced by a mini-warehouse facility with covered RV storage that also includes the portion of the previously approved plans that was labeled future commercial phase. The mini-warehouse facility is located approximately 52 feet from the southeast property line and 48 feet from the northeast property line. The RV storage area is located northwest of the mini-warehouse building and consists of 26 covered spaces. The drive aisle east of the mini-warehouse building and the RV storage area will be gated off from the rest of the property. Additionally, there are a few minor modifications to the remaining commercial center that include elongating the gas canopy in an east/west direction, additional vacuum bays, the addition of electric vehicle charging spaces, and repositioning of portions of the parking area. Access to the site is from both Russell Road and Boulder Highway. A total of 92 parking spaces are provided where 81 spaces are required for the overall commercial center. The finished grade of the site is being increased up to 5 feet.

Landscaping

Street landscaping along Russell Road and Boulder Highway consists of a minimum 15 foot wide landscape area with attached sidewalk. A 10 foot wide landscape area with 24-inch box trees every 20 feet is located along the northeast property line adjacent to the approved R-5 zoned apartment complex to the northeast.

Elevations

The mini-warehouse building is 3 stories, 47 feet high, and constructed of stucco finish of varying colors with architectural reveals and pop-outs; and dual pane, clear glazed, glass doors and windows with aluminum frames. The roof is flat with parapet walls. Overhead metal roll-up doors are located along the east, west, and north elevations. The RV storage canopies are 18 feet high and constructed of painted metal to match the building. The revised gas canopy is 24 feet high with stucco cladding around the base of the support pillars of the metal canopy.

Floor Plans

The plans show a 100,503 square foot mini-warehouse building with 749 total units and an office area on the ground floor. The RV storage area consists of twenty-five, 12 foot by 30 foot spaces and one, 12 foot by 20 foot space. The revised gas canopy is 3,270 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that RV and watercraft storage is a typical use associated with mini-warehouse facilities. Furthermore, the mini-warehouse building and RV storage canopies are designed to fit into the overall design of the commercial center. The proposed use will be an amenity to the surrounding residential areas. The western portion of the site is at a lower grade than the eastern portion of the site; therefore, an increase in grade will be necessary to mitigate drainage patterns.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0311	Reclassified the site from R-2, C-2, & H-2 zoning 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	Multi-family residential, undeveloped, & a flood control channel
South	Entertainment Mixed-Use	C-2	Convenience store with gas pumps & motel
East	Entertainment Mixed-Use	R-5	Multi-family residential (senior housing)
West	Corridor Mixed-Use	C-2	Commercial center

Related Applications

Application Number	Request
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.
TM-23-500082	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

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff can support the proposed off-highway vehicle, recreational vehicle, and watercraft storage use. Such a use is typically found in conjunction with mini-warehouse facilities. Additionally, the use is setback substantially from the public right-of-way and will be significantly screened from the public right-of-way by the proposed mini-warehouse building and other buildings of the commercial center. The use is also separated from the residential uses to the north and east by a flood control channel and a 100 foot wide power easement, respectively. Therefore, staff finds the proposed use will not adversely impact the surrounding area.

Design Reviews #1 & #2

Staff finds the proposed site and building design compatible with the surrounding properties in the area. The proposed mini-warehouse building will provide screening and buffering from any potential negative impacts between the previously approved convenience store/gas station and vehicle wash, and the multi-family residential (senior housing) to the northeast. Furthermore, the mini-warehouse building itself is separated from the multi-family residential buildings to the northeast by a 100 foot wide power easement and landscaping. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The modifications to the previously approved commercial center are minor, will not adversely impact the surrounding area, and are still consistent with the design and layout approved under ZC-21-0311.

Public Works - Development Review

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 this application must commence within 4 years of approval date 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.

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:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

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

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 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, & H-2 zoning 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	Multi-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	Multi-family residential (senior housing)
West	Corridor Mixed-Use	C-2	Commercial center

Related Applications

Application Number	Request
UC-23-0380	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	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:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

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