

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0347-HAMMOCK VAN HO & LE THUY T:

DESIGN REVIEW for a final grading plan for a hillside development on 2.07 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the northeast corner of Sir Wienman Street (alignment) and Cougar Avenue within Red Rock. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

175-15-301-009

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.07

Site Plan

The total size of the parcel is 2.07 acres, however, only 0.6 acres of the parcel will be disturbed. For the portion of the property with slopes between 12% and 25%, 22% of the hillside will be disturbed, and 78% will remain natural and undisturbed. For the portion of the property with slopes greater than 25%, 34% of the hillside will be disturbed and 66% will remain natural and undisturbed.

No building plans were submitted with this application and no retaining walls are proposed with this application. There is an existing water well and tank that will be screened by a decorative fence.

Landscaping

The plans depict a 25-foot-wide landscape strip with trees along the east and south property lines that will be restored to a natural state per Red Rock Overlay standards.

Applicant's Justification

The applicant states grading was submitted to the Building Department for their review and approval. The plans have been approved by Geotechnical, Structural and Public Works. No structures are proposed with this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0094-89	Reclassified R-E zone to R-U zone; waiver of development standards to waive zone boundary wall and off-site improvements	Approved by BCC	May 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Outlying Neighborhood (up 0.5 du/ac)	RS80 (RRO)	Single-family residences
East	Open Lands	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
VS-25-0348	Vacation and abandonment of patent easements is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

There is an active violation for this property for unauthorized grading (CE23-13782).

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The hillside for this site is located in areas with slopes exceeding 12%. The final grading plan will allow the development of the site and for the applicant to propose construction of a new single-family residence. Staff finds that the design will be compatible with the surrounding area and not create significant impacts. Staff can support the design review.

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**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC: Red Rock - approval.

APPROVALS:

PROTESTS:

APPLICANT: VAN HAMMOCK

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119