

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:**

**DESIGN REVIEW** for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

164-06-201-007

**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: 4.91
- Project Type: Final grading plans for a hillside development
- Number of Stories: 2
- Building Height (feet): 35 (main residence)/34 (accessory studio/garage)
- Square Feet: 6,555 (main residence)/2,974 (accessory studio/garage)

**Site Plan & Grading Plans**

The plans show a 6,555 square foot single-family residence and a 2,974 square foot accessory studio/garage structure on 4.91 acres located on the north side of Sage Place and the east side of Calico Drive. The main residence will be centrally located on the site and will be set back 161 feet from the north property line, 307.5 feet from the east property line, and 92 feet from the south property line. The proposed accessory studio and garage will be located 172.5 feet to southwest of the proposed main residence and will be set back 68 feet from the south property line, 75.5 feet from the Calico Drive in the west, and 211.5 feet from the north property line. The proposed structures will be accessed from Calico Drive through a 15 foot wide driveway located in the southwest corner of the site. The proposed driveway will run east from Calico Drive, generally 15 feet north of the south property line. The driveway terminates in a circular

turnaround. Larger turn-off areas are provided to access the garages associated with both main and accessory buildings. A smaller 5 foot wide pathway will connect the 2 structures on the site.

The grading plans show the grading of the hillside areas is primarily confined to the southern portion of the site. The proposed grading would see most cuts performed in the central portion of the site where the pad for the primary residence would be located along with in the south portion of the site where the driveway will be located. The fill areas will mainly be located between the primary residence and the driveway and to the east of the accessory building. Overall, a total of 55 cubic yards of dirt is proposed to be cut from the site with a total of 14,116 cubic yards of fill being provided for a net total of 14,061 cubic yards. A total of 68,146 square feet is proposed to be disturbed across the site for a total disturbed area percentage of 31.8% with the remaining 68.2% remaining in natural conditions. The plans show there are two main retaining walls being proposed to support the proposed grading on the site. The retaining walls will be located to the north and east of the proposed accessory structures and will range in height from 1.3 to 4 feet tall with a 4 foot offset between the two walls.

#### Landscaping

No additional landscaping is proposed in conjunction with the proposed development and non-disturbed areas will maintain the natural and existing landscaping.

#### Applicant's Justification

The grading will be located where the structures will be located to minimize the disturbance of the natural terrain. Per the Hillside Development Standards, the maximum site disturbance is less than 35% net development. The remaining portions of the lot are to remain undisturbed. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0818-05	Vacation and abandonment of a portion of Calico Drive between Heyer Way and Sage Place - expired	Approved by PC	July 2005

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped
East	Open Lands	RS80 (RRO)	Undeveloped

#### **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**

#### Design Review

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 site is located in areas with slopes exceeding 12%. The final grading plan will allow the applicant to propose construction of a new single-family residence. Staff finds the grading and residence design will help to reduce any visual impacts by generally maintaining the existing height of the hillside area and will integrate the structures on the site into the hillside areas. The overall disturbance of the hillside is limited and will maintain the natural character of the area. Additionally, the grading design limits the number of retaining walls and their height. The proposed hillside development design will support Master Plan Policy 6.2.1 and Northwest County Specific Policy NW-1.5, which supports development that is context specific and maintains the integrity of both the natural and built environment and which maintains the open and rural character of the Red Rock area. For these reasons, staff can support this request.

### **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; 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**

- Drainage study and compliance;
- Applicant to provide traversable legal access to lots created by the parcel map.

**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 - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102