PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0264-MURPHY, RONALD RAYO & CHRISTINE:

**DESIGN REVIEW** for grading and structural fill for a future building site in conjunction with hillside development on 8.1 acres in an R-U (Rural Open Lands) Zone.

Generally located on the west side of Williams Ranch Road and the north side of Highway 160 within the Northwest Planning Area (Mountain Springs). JJ/jvm/ja (For possible action)

RELATED INFORMATION:

APN:
174-19-000-019

LAND USE PLAN:
NORTHWEST COUNTY (MOUNTAIN SPRINGS) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Grading

Applicant’s Justification
The applicant is requesting this design review in order to obtain a grading permit for the aggregate and riprap generated from the Nevada Department of Transportation (NDOT) road widening project for Highway 160. The aggregate and riprap will be used to improve a private wash to protect Williams Ranch Road from washing out and to establish structural fill for a future building site. The applicant indicates that they will not be exceeding the 35% site disturbance allowed on slopes of 25% or greater.

Surrounding Land Use

<table>
<thead>
<tr>
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<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; West</td>
<td>Public Facilities</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South &amp; East</td>
<td>Rural Residential</td>
<td>R-U</td>
<td>Undeveloped</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Staff finds that the applicant is not exceeding the 35% site disturbance allowed by code on slopes of 25% or more. In addition, the applicant will be providing riprap within a private drainage easement which will help alleviate the washing out of a County maintained road (Williams Ranch Road). Therefore, staff can support this design review for site disturbance for a hillside 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that 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
- Comply with drainage study PW19-10245.
- Applicant is advised that approval of this application does not constitute approval of fill for finished grade since this application is only for stockpiling.

Building Department - Fire Prevention
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:
APPLICANT:  RONALD MURPHY
CONTACT:   RONALD MURPHY, RON MURPHY CONSTRUCTION, 1641 S. HWY 160, Pahrump, NV 89048