

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Adrian Maitland

DATE: July 24, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Peacock Manor Subdivision
FLD2018-00015 / PLD2017-00005

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Peacock Manor Subdivision PLD2017-00005/FLD2018-00015.

Project review: The application vested on January 20, 2017. A pre-application conference was held June 9, 2016. Preliminary approval was issued on May 16, 2017. Final engineering approval was granted January 26, 2018.

Zoning: R1-5 Zone; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a maximum average lot area of 7,000 square feet. **Actual Lot Size:** The development proposes an overall average lot size of 5,376 square feet.



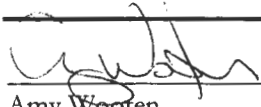
The overall average lot size of 5,376 square feet, meets the average minimum lot area standards.

COMMUNITY OUTREACH

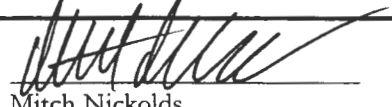
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on February 22, 2017. Notice of the application and hearing were posted on the site by the applicant on March 1, 2017.

DISTRIBUTION:

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