

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east and west of Euclid Street and south of Viking Road within Paradise.
TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-401-001; 162-13-402-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2475 & 2515 Viking Road
- Site Acreage: 4.44
- Project Type: Single-family residential development
- Number of Lots: 31
- Density (du/ac): 6.98
- Minimum/Maximum Lot Size (square feet): 3,300/25,526

Project Description

The plans depict a proposed 31 lot single-family detached residential development located on the south side of Viking Road, and the east and west sides of Euclid Street. The plans show the overall site is 4.44 acres with a density of 6.98 dwelling units per acre. Lots 1 through 30 range in size from 3,300 square feet up to 6,079 square feet, with Lot 31 being 25,526 square feet. There is an existing home on Lot 31, and all existing structures on this lot will remain.

Lots 1 through 20 are located west of Euclid Street. Lots 1 through 16 face internally toward 42 foot wide private streets, which are accessed from Viking Road to the north and Euclid street to the east. Lots 17 through 20 face east and have direct access from Euclid Street.

Lots 21 through 31 are located on the east side of Euclid Street. Lots 21 through 23 will have direct access from Viking Road. Access to Lots 24 through 30 is provided via a private street that ends in a cul-de-sac bulb. Lots 24 through 30 face internally toward this private street.

Lot 31 has an existing driveway along the west property line of the lot, adjacent to Euclid Street to the west. Furthermore, detached sidewalks with street landscaping will be provided along Viking Road and both the east and west sides of Euclid Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-1014	Reclassified from R-1 (RNP-3) to R-1 zoning, with a design review for a single-family residential development, and a waiver to allow alternative lot layouts - expired	Approved by BCC	April 2019
TM-18-500237	8 lot single-family residential development - expired	Approved by BCC	April 2019
WS-0517-04 (AR-0095-08)	Second application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2008
WS-0517-04 (AR-0101-06)	First application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2006
WS-04-0517	Waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Min-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Neighborhood Commercial	CP	Office development

Related Applications

Application Number	Request
ZC-25-0541	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0542	A waiver of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0543	A vacation and abandonment of patent easements is a companion item on this agenda.

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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.
- Applicant is advised the address of 2515 E Viking Road shall be changed upon recordation of the final map.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: September 17, 2025 – HELD – To 10/08/25 – per the applicant.

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120