

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development 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

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Viking Road (Lots 21 through 23) to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.
- b. Reduce street landscaping along Euclid Street (Lots 17 through 20) to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.

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 subdivision
- Number of Lots/Units: 31
- Density (du/ac): 6.98
- Minimum/Maximum Lot Size (square feet): 3,300/25,526
- Number of Stories: 2
- Building Height (feet): 25 (maximum for all designs)
- Square Feet: 1,614 (minimum)/2,643 (maximum)

Site Plans

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.

Landscaping

The plans depict street landscape areas including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Viking Road and Euclid Street. However, Lots 17 through 20 facing Euclid Street and Lots 21 through 23 facing Viking Road will only feature one, 5 foot wide landscape strip on the outside of the detached sidewalk, necessitating a waiver of development standards to reduce street landscaping. The plans show that all of the landscape strips provided will contain large trees spaced 30 feet on center as well as shrubs and groundcover.

Elevations

The elevation plans depict 5 different models being offered in 3 different finishes for a total of 15 potential designs. All of the designs are 2 story with a maximum height of 25 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

Each of the floor plans features multiple bedrooms, bathrooms, kitchen, a 2 car garage, and several other amenities. The proposed homes range in size from 1,614 square feet to 2,643 square feet.

Applicant's Justification

The applicant states the design of the proposed neighborhood and the homes that will be built meet the standards set forth in Title 30; a 4 foot wide sidewalk is provided on 1 side of each of the internal private streets, and each of the house designs feature 4 sided architecture. The applicant also states the second landscape strip for Lots 17 through 20 facing Euclid Street and Lots 21 through 23 facing Viking Road is not necessary as that space will be occupied by the landscaped front yards of the future homes, meeting the intent of Title 30.

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-0517-04	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 development
West	Neighborhood Commercial	CP	Office complex

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.
VS-25-0543	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500135	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE25-12506 is an active code enforcement case for unsecured property.

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The purpose of street landscaping is to enhance the perimeter of a site by providing shade for sidewalks and mitigate the urban heat island effect. While staff acknowledges that some landscaping will be provided within the front yards of the home along Viking Road and Euclid Street, staff finds that the required landscaping could have been provided either in addition to the front yard landscaping or in lieu of it. The lack of a continuous landscape strip does not comply with the requirements for street and sidewalk shading along both street frontages; therefore, staff cannot support this request.

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 plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, 4 sided architecture has been provided for each home design and the internal street network of the proposed subdivision is functional, which makes the development more appealing overall. However, since staff is not supporting the waiver for landscaping, staff cannot support this request.

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

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 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;
- 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.

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: 2 cards

PROTESTS: 13 cards

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