

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street located between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). 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**

The applicant is requesting to vacate patent easements on the subject parcels. These patent easements are no longer necessary for the development of the site. Additionally, the applicant is requesting to vacate portions of rights-of-way being Viking Road and Euclid Street to construct detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
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.
TM-25-500135	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**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)**

- No objection.

**TAB/CAC:** Paradise - approval.

**APPROVALS:** 4 cards

**PROTESTS:** 14 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