

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:

HOLDOVER ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (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 E. Viking Road
- Site Acreage: 4.44
- Existing Land Use: Single-family residential

Applicant's Justification

The applicant states that the proposed RS3.3 zoning will allow for a transition from the CP zoned properties to the west to the RS5.2 single-family residential to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-1014	Reclassified the eastern parcel from R-1 (RNP-III) to R-1 for a single-family residential development - expired	Approved by BCC	April 2019
TM-18-500135	8 single-family residential lots on the eastern parcel - expired	Approved by BCC	April 2019
WS-0517-04 (ET-0095-08)	Second extension of time to review 2 metal containers as accessory structures on the eastern parcel subject until May 4, 2013 for review - expired	Approved by PC	May 2008
WS-0517-04 (ET-0101-06)	First extension of time to review 2 metal containers as accessory structures on the eastern parcel - expired	Approved by PC	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0517-04	Allowed 2 metal containers as accessory structures on the eastern parcel - expired	Approved by PC	May 2004
ZC-0658-00	Established the RNP-III overlay district in the area - removed with Title 30 update	Approved by BCC	July 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0542	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0543	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.
TM-25-500135	A tentative map for 31 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. The proposed RS3.3 zoning will allow for a transition from the CP zoned office complex to the west to the RS5.2 single-family residential developments to the east. Furthermore, the townhome developments to the east and on the northwest corner of Viking Road and Euclid Street have similar lot sizes found in a typical RS3.3 zoned single-family residential development. The request complies with Policy WP-1.7 which encourages targeted reinvestment in and revitalization of older neighborhoods in Winchester/Paradise to expand housing options. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

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:

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: 3 cards

PROTESTS: 12 cards

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

APPLICANT: STONE LAND HOLDINGS, LLC

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