

VIKING V  
(TITLE 30)

**UPDATE**  
VIKING RD/TOPAZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500066-VIKING ROAD, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise.  
TS/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-13-302-006

**LAND USE PLAN:**  
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 21
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,015/12,849
- Project Type: Single family subdivision

The plans depict a proposed 21 lot residential subdivision within an existing RNP-III Overlay district. The property is currently vacant and surrounded by existing R-1 zoned residential development. Access to the subdivision is from Viking Road and will incorporate a call box and gated access. The community will be gated as are several of the existing communities located to the south and east of the site. Lot sizes range in size from 7,015 square feet to 12,849 square feet with the average lot size being 8,133 square feet. Since the minimum lot size will be over 7,000 square feet, the plan follows the R-1 (RNP-III) Overlay requirements. The landscape plans submitted show a 6 foot wide landscaping planter along Viking Road behind an attached sidewalk and also along the private driveway into the subdivision.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-1 (RNP-III)	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0251	A waiver of development standards and design review for a single family residential development 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****Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street labeled as street A is an extension of Palace Pier Street and shall have the same name;
- Private streets shall have approved street names and suffixes.

#### **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 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.

#### **Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0409-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** July 7, 2021 – HELD – To 07/21/21 – per the applicant.

**APPLICANT: SIGNATURE HOMES**

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