

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400022 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:**

**USE PERMITS FOURTH EXTENSION OF TIME** for the following: **1)** proposed place of worship; and **2)** proposed school.

**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue on 16.85 acres in an RS20 (Residential Single-Family RS20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Pebble Road and west of Buffalo Drive within Enterprise. JJ/rg/cv  
(For possible action)

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RELATED INFORMATION:

**APN:**

176-16-801-017

**LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 16.85
- Project Type: Place of worship/school

History & Site Plan

The subject site was originally approved under UC-17-0705 for a phased place of worship and school campus. Three previous extensions of time were granted to allow the project to proceed. In March 2025, DR-25-0093 was approved to modify the previously approved design review associated with UC-17-0705. Approval of DR-25-0093 expunged the original design review portion of the use permit and replaced it with a new site plan, landscaping, elevations, and floor plan. These design review components under DR-25-0093 is the current design review associated with UC-17-0705; therefore, this extension of time applies only to the use permit and waivers of development standards.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400169 (UC-0705-17):

#### Current Planning

- Until October 3, 2025 to commence.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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; and that 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.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400156 (UC-17-0705):

#### Current Planning

- Until October 3, 2023 to commence.
- 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; and that 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.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-17-0705:

#### Current Planning

- Design review as a public hearing on any significant change to the plans and future phases;
- 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;
- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; that 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1;
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

**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 #0330-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant’s Justification**

The applicant requests a fourth extension of time due to extenuating circumstances that arose during project implementation. The applicant states that although the church advanced the project and completed the required off-site improvements, budget constraints now require a shift to a smaller building, and additional time is needed to prepare and submit a new design review for a smaller chapel building and a new parking layout.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-25-0093	Design review for a place of worship and school	Approved by BCC	March 2025
VS-25-0094	Vacation and abandonment of patent easements	Approved by BCC	March 2025
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit, waiver of development standards and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-17-0705)	Second extension of time for a use permit, waiver of development standards and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-17-0705)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1.	Approved by BCC	September 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-20-900455 (UC-17-0705)	Administrative extension of time for a Use permit, waivers of development standards, and design review for a place of worship and school	Approved by ZA	October 2020
UC-17-0705	Use permit, waivers of development standards, and design review for a place of worship and school	Approved by BCC	October 2018
UC-0246-16	Use permit for a place of worship - expired	Approved by PC	May 2016
UC-0080-13	Use permit for a place of worship - expired	Held No Date	April 2013

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The third extension of time was approved in January 2024 and a new design review (DR-25-0093) was subsequently approved in March 2025. Although the third extension of time (ET-23-400169) was approved, staff recommended that it would be the last extension staff could support. However, records show that PW22-13577 is an approved structural study, PW22-14988-R03 for off-sites has been approved, PW21-17020 for a drainage study was also approved, and SD-25-990044 was recorded. Since the applicant demonstrated a significant amount of progress, staff supports this request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

## **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**

- Until October 3, 2027 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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**

- Fifteen (15) month review of the off-site improvements.
- Compliance with previous conditions.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** FULL GOSPEL LAS VEGAS CHURCH

**CONTACT:** JVC ARCHITECTS, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118