

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0839-WESTERN PRELACY ARMENIAN APOSTOLIC CHURCH OF LV:

USE PERMIT for an office in conjunction with an existing building on 0.50 acres in a CR (Commercial Resort) Zone.

Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:

162-11-815-018

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2020 E. Desert Inn Road
- Site Acreage: 0.50
- Project Type: Office
- Square Feet: 4,608
- Parking Required/Provided: 12/34

History & Site Plan

UC-0332-00 was previously approved for a medical office building in March 2000. The previous office went out-of-business in 2021, meaning more than 1 year has elapsed since there was last an active business license for an office. Therefore, a new use permit is required.

The plans depict an existing 4,608 square foot office building. Access to the site is provided from Desert Inn Road. The plan shows an existing trash enclosure located on the east side of the parcel and a detached carport near the northwest side of the parcel. Thirty-four parking spaces are provided. No changes to the site are required or proposed.

Elevations

No changes to the site are required or proposed.

Floor Plans

The plans depict a medical office that consists of a waiting area, a front office, 14 exam rooms, 2 employee breakrooms, 2 offices, a lab, a pharmacy, an ultrasound room, a vital signs room, a procedure room, an X-ray room, restroom, and electrical, utility, and service rooms.

Applicant's Justification

The applicant would like to operate a medical office at this location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0332-00	Use permit and waiver for a medical office building - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & West	Neighborhood Commercial	CR	Daycare & place of worship

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects for the surrounding businesses and properties. The proposed office places no additional demand on the site in terms of additional parking or other design features. Therefore, staff can support this request.

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

- Applicant is advised within 2 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: DBA CLINICA MI PUEBLO

CONTACT: DBA CLINICA MI PUEBLO, 2020 E. DESERT INN ROAD, LAS VEGAS, NV 89169