

04/08/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500021-CHURCH BAPTIST FIRST KOREAN:

TENTATIVE MAP consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/tr/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Project Type: Single-family detached residential
- Number of Lots: 25
- Density (du/ac): 7.33
- Minimum/Maximum Lot Size (square feet): 3,325/6,539

Project Description

In November 2025 a plan amendment, zone change, waivers of development standards, design review, and tentative map were approved on the subject site for a 27 lot single family residential development. The applicant is now seeking modifications to the original plan, by reducing the number of lots by 2 to 25 lots and is requesting a waiver to allow an attached sidewalk on Eldora Avenue, where a detached sidewalk was previously proposed.

The proposed plans depict a 25 lot single-family residential subdivision with lots ranging from 3,325 to 6,539 square feet. Lots 1-5 will access from Eldora Avenue, while Lots 6-25 will access from two new 49 foot public streets: Onyx Grove Avenue, which connects to Westwind Road, and Jade Lantern Street, a north-south cul-de-sac. The site is surrounded by lots within the NPO-RNP overlay on all sides, and several lots, including Lots 1-6, 10-12, 17-18, 20-22, and 25, are under 10,000 square feet which is not in compliance with the residential adjacency standards requiring 10,000 square feet lots. Additionally, all lots meet RS3.3 setbacks; however, Lots 1, 10, 17, and 18 propose 5 foot side yards, where 10 feet is required per residential adjacency standards to comply with the setbacks of the lots within the NPO-RNP overlay. Sidewalk improvements include a detached sidewalk along Westwind Road, an attached sidewalk along Eldora Avenue, and attached sidewalks along Onyx Grove Avenue and Jade Lantern Street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700038	Plan Amendment from Ranch Estate Neighborhood (RN) (2 du/ac) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	November 2025
ZC-25-0590	Zone change from RS20 to RS3.3 and removed the Neighborhood Protection (RNP) Overlay	Approved by BCC	November 2025
VS-25-0591	Vacation and abandonment of easements and a portion of right-of-way	Approved by BCC	November 2025
WS-25-0592	Waivers of development standards and a design review for single-family residential development	Approved by BCC	November 2025
TM-25-500150	Tentative map approved for 27 single-family residential lots	Approved by BCC	November 2025
ZC-0613-10	Zone change from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time of a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)	Extension of time of a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97	Use permit for a church - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-26-0080	Waivers of development standards and a 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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed location, size, and design of the lots are consistent with the previous land use and the tentative map approved on the site. For these reasons, staff could support this request, however, staff does not support the related waivers of development standards for attached sidewalks, which could change the design of the tentative map. Therefore, staff does not support this request.

Staff Recommendation

Denial.

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

If approved:

- Expunge TM-25-500150.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- All street suffixes shall be spelled out.

Fire Prevention Bureau

- No comment.

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 #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR MORRISON OF NEVADA, LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135