

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0113-CITY LIGHT CHURCH, INC.:**

**ZONE CHANGE** to reclassify 4.09 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action)

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RELATED INFORMATION:

**APN:**

163-36-401-032

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.09
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant requests to rezone the subject parcel to CP (Commercial Professional) for a proposed parking lot. The applicant states that abutting the subject parcel to the north and east are properties zoned RS20; however, west of the subject site are CP zoned parcels. In addition, the requested CP zoning conforms to the land use category designation of the subject parcel, which is NC (Neighborhood Commercial). Surrounding the subject parcel is a mix of commercial and industrial uses, and in-fill developments are imperative, according to the applicant, as urban areas expand.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Warehouse
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Place of worship

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0114	A vacation and abandonment of a portion of right-of-way being Sunset Road is a companion item on this agenda.
UC-25-0115	A use permit to allow a parking lot 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. Multiple properties in the adjacent area are zoned CP (Commercial Professional) and IP (Industrial Park), including those south of the subject parcel across Sunset Road. There are only a few other RS20 zoned parcels located along the same frontage of Sunset Road. Sunset Road is an arterial street, which provides higher traffic capacity than local streets. The Master Plan states that within the Spring Valley planning area, arterial streets are more appropriate for intense land uses. Single-family zoned residential properties such as RS20 do not fall within the intense land uses category. Another major thoroughfare, Interstate 215, is located approximately 1,300 feet south of the subject site. Zoning and Master Plan land use designations in the surrounding area increase in intensity closer to CC 215. For these reasons, staff finds the request for the CP zone is appropriate for this location.

**Department of Aviation**

APN 163-36-401-032 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

**Staff Recommendation**

Approval.

If this request is approved, the Board 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**

- Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CITY LIGHT CHURCH, INC.

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118