

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0729-CHURCH LIFE BAPTIST:**

**DESIGN REVIEW** for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Tenaya Way and south of Post Road within Spring Valley. MN/rp/kh  
(For possible action)

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RELATED INFORMATION:

**APN:**

163-34-814-001

**LAND USE PLAN:**

SPRING VALLEY - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6316 S. Tenaya Way
- Site Acreage: 4.4
- Project Type: Place of worship expansion and parking lot re-design
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 26,817 (existing place of worship)/10,154 (proposed expansion of sanctuary /36,917 (overall)
- Parking Required/Provided: 148/270
- Sustainability Required/Provided: 7/7

**History & Site Plan**

The site was originally approved for a place of worship in 2011 via UC-0081-11. WS-0460-11 was subsequently approved to reduce the front setback of the place of worship building to 15 feet where 20 feet was required. In 2014, a modular building on the northwest corner of the place of worship was approved via WS-0461-14 but was never placed on site. In 2018, WS-18-0607 was approved for a parking lot and new sanctuary building expansion. The applicant is now proposing to expand the sanctuary building and redesign the parking area on the south side of the 2 buildings.

The site plan depicts an existing place of worship located on the southern portion of the parcel. The first place of worship building that was approved via the original application (UC-0081-11)

is located on the southwest corner of the site. The second building is located to the east and is an existing sanctuary building. The applicant is proposing an 10,154 square foot expansion south of the sanctuary building. The proposed expansion is set back 20 feet from the east property line and 40 feet from south property line. Parking is located to the north and south of the 2 buildings. A total of 146 parking spaces were provided for UC-0081-11, which was increased to 288 parking spaces provided for via WS-18-0607. The number will be reduced to 270 parking spaces for this application, which still meets the Title 30 minimum parking requirements. Due to prior approvals the maximum parking regulation does not apply. The parking area on the south side of the building has been reconfigured to accommodate the sanctuary building expansion, with single rows of parking spaces now provided on the south and west sides of the expansion area. There are 2 access points along Tenaya Way and 1 along Post Road.

#### Landscaping

The plans depict existing landscaping along Tenaya Way and Post Road consisting of large trees, shrubs, and groundcover. Landscaping is also provided throughout the parking areas and along the perimeter of the building. The redesigned parking area on the south side of the sanctuary building will feature new landscape islands.

#### Elevations

The existing sanctuary building is 2 story with a flat roof behind parapet walls and is architecturally compatible with the existing building. The proposed existing sanctuary expansion is also 2 story with a flat roof with a maximum height of 32 feet. Building materials similar to the materials used for the existing buildings, will be used for the expansion such as stucco, decorative metal, and storefront window and door systems. The color scheme for the proposed expansion will consist of earth tone colors that are compatible with the existing buildings.

#### Floor Plans

The proposed sanctuary building expansion has an area of 10,154 square feet. With the proposed expansion, the place of worship will have a total area of 36,917 square feet. The proposed sanctuary expansion will include meeting rooms, a conference room, restrooms, a break room, and office spaces.

#### Applicant's Justification

The applicant indicates that the application does not require any waivers of development standards and is in compliance with Title 30. The applicant also states that the project, which consists of a new two story administrative office expansion, will provide a functional and aesthetically pleasing addition to the church campus while adhering to the established character of the surrounding area.

#### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>  |
|---------------------------|--|-----------------|--------------|
| WS-18-0607                | Waivers and design reviews for a parking lot expansion and new sanctuary building expansion. | Approved by BCC | October 2018 |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>   |
|---------------------------|--|-----------------|---------------|
| WS-0461-14                | Waiver and a design review for a modular building in conjunction with an existing place of worship - expired | Approved by BCC | July 2014     |
| WS-0460-11                | Waiver of development standards to reduce the front setback for an approved place of worship building        | Approved by BCC | November 2011 |
| UC-0081-11                | Use permit and design review for a place of worship  | Approved by BCC | April 2011    |
| DR-1095-07                | Design review for office/warehouse and signage - expired   | Approved by BCC | November 2007 |
| VS-1517-05                | Vacation and abandonment for patent easements - recorded   | Approved by PC  | November 2005 |
| TM-500511-05              | 3 lot Industrial and commercial subdivision  | Approved by PC  | October 2005  |
| ZC-0496-05                | Zone change from R-E and C-1 zoning to C-2 and M-D zoning for a future commercial/office warehouse complex.  | Approved by BCC | May 2005      |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                 |
|-------|----------------------------------|----------------------------------|--|
| North | Business Employment              | CP (AE-60)                       | Office complex                           |
| South | Business Employment              | CG (AE-60)                       | Commercial complex                       |
| East  | Business Employment              | IP (AE-60)                       | Office/warehouse buildings & undeveloped |
| West  | Business Employment              | RS5.2 (AE-60)                    | Single-family residences                 |

The subject site is 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**Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed sanctuary building expansion is designed in a similar architectural style to the existing building, with similar form and color scheme. The proposed architectural style is

harmonious to the surrounding area and staff does not anticipate any adverse effects from the proposed expansion. The building expansion also provides the required 7 sustainability points in accordance with Title 30. Therefore, staff 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**

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

#### **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 #0214-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LIFE BAPTIST CHURCH

**CONTACT:** IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117