

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:

ZONE CHANGES for the following: **1)** reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

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

PROPOSED 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
- Existing Land Use: Place of worship & parking lot

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 27 lot single-family residential subdivision with a density of 7.85 dwelling units per acre. According to the applicant, the request seeks to provide in-fill development similar to existing RS3.3 subdivisions and is compatible with the surrounding community. Furthermore, the development is in an area that is already served by existing infrastructure and services.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011
UC-1234-06	Place of worship and waivers of development standards	Approved by BCC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
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 on 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

* APN 163-12-106-005 only

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 & 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
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
TM-25-500150	A tentative map for 27 single-family residential lots is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0592	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 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. Staff finds the properties north of Eldora Avenue have

transitioned more towards residential suburban type development. The subject site is adjacent to an RS3.3 subdivision to the west and a RS3.3 subdivision a block farther to the east. Therefore, the presence of RS3.3 zoning is compatible and compliments nearby land uses in the area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 5, 2025 at 9:00 a.m., unless otherwise announced.

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:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0213-2025 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: MARK MULHALL

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