

11/05/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500150-CHURCH BAPTIST FIRST KOREAN:

TENTATIVE MAP consisting of 27 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/r/r/kh (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
- Project Type: Single-family detached residential
- Number of Lots: 27
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,325/6,237

Project Description

The plans show a proposed 27 lot single-family detached residential development. The overall site is 3.44 acres with a proposed density of 7.85 dwelling units per acre. The lots range in size from 3,325 square feet to 6,237 square feet. Lots 1 through 5 will be accessed via circular driveways from Eldora Avenue, an existing 60 foot wide local street on the south side of the development. Lots 6 through 27 are located on the northern portion of the site and access for Lots 6 through 27 is proposed from 2 proposed new 49 foot wide public streets. The streets include Street A which runs east to west and connects to Westwind Road, which is an existing 60 foot wide local street on the east side of the development. Street B is a north-south cul-de-sac street which connects to Street A. Detached 5 foot wide sidewalks are provided along the perimeter streets; Eldora Avenue and Westwind Road. Attached 5 foot wide sidewalks are provided along the full lengths of Street A and Street B.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| ZC-0613-10 | Reclassified multiple parcels 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 on 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 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. |
| ZC-25-0590 | A zone change from RS20 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay 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 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, and the proposed location, size, and design of the lot is consistent with the previous land use on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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 Statute

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Stone, Kirk Abstain: Gibson Absent: Roitman

Comprehensive Planning

- 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 names and suffixes.

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; and 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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