

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0228-2306 PAMA LANE, LLC:

USE PERMIT to allow a place of worship in conjunction with an existing office complex on a 0.59 acre portion of a 3.12 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Pama Lane and west of Eastern Avenue within Paradise. JG/mh/kh
(For possible action)

RELATED INFORMATION:

APN:

177-02-613-051 through 177-02-613-055

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2306 Pama Lane
- Site Acreage: 0.59 (portion)/3.12 (overall)
- Project Type: Place of worship
- Number of Stories: 2
- Square Feet: 11,200
- Parking Required/Provided: 114/171

Site Plans

The plans depict an existing office complex accessed via 2 commercial driveways along Pama Lane to the south. The complex consists of 5 office buildings, with the subject building (Building 5) being the farthest east. Parking is located around the perimeter of the buildings. Internal walkways are provided around and between the buildings, connecting the parking areas on the north and south sides of the site.

Landscaping

The plans depict existing street landscaping behind an attached sidewalk along Pama Lane. The plans also show parking area landscaping consisting of landscape islands and additional landscaping around the perimeter of the office buildings. There are no required or proposed changes to landscaping.

Elevations

The plans depict an existing 2 story office building with storefront doors and windows. The building is painted white, grey, and black, and features a flat roofline. There are no required or proposed changes to elevations.

Floor Plans

The plans depict a 2 story place of worship that has a total area of 11,200 square feet. The first level features the main lobby, worship hall, offices, storage rooms, restrooms, nursing room, lounge, equipment rooms, and meeting room. The second level features a fellowship area, ministry rooms, play room, storage rooms, restrooms, kitchen, offices, and conference room.

Applicant's Justification

The applicant states that there will be no changes to the exterior of the building or site and that adequate parking will be provided. The proposed place of worship is within a commercial subdivision primarily consisting of office uses. The place of worship is compatible with the area and will be most active on the weekends, while the other business will be most active during the week.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1905-05	Use permit for office buildings as a primary use and design review for an office complex	Approved by PC	January 2006
DR-2129-04	Design review for office/warehouse buildings	Approved by PC	January 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Business Employment	IP (AE-60)	Office/warehouse complex
West	Business Employment	IP (AE-60)	Outdoor storage, vehicle sales, & vocational training facility

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that a place of worship is a suitable use for this site, which features primary office uses that are typically located in commercial zoning districts. The site has adequate parking per Title 30, and the place of worship will be most active on the weekends, while the other offices will be most active during the week. Staff does not anticipate any adverse effects on the other businesses in the office complex or those in the broader surrounding area. Therefore, staff can support this use permit 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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: VISION CHURCH

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