

09/19/23 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

DESERT INN RD/MCLEOD DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0476-2625 GV, LLC:**

**USE PERMIT** for a place of worship on a portion of 6.2 acres in a C-P (Office & Professional) Zone.

Generally located on the south side of Desert Inn Road, approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-13-102-012 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2725 E. Desert Inn Road
- Site Acreage: 6.2 (portion)
- Project Type: Place of worship
- Number of Stories: 22
- Building Height (feet): 31
- Square Feet: 3,114 (suite 100)
- Parking Required/Provided: 31 (place of worship)/400/442 (entire complex)

Site Plans

The plans depict a 2 story office building located in the southern portion of the parcel. Currently, there are several office buildings on this parcel, which is split between 2 zoning districts, C-1 (Local Business) and C-P (Office & Professional). The southern portion zoned C-P is currently an office building with plans by the applicant to utilize as a place of worship in Suite 100, which is approximately 3,114 square feet. Required parking for the place of worship is 31 spaces. The required parking for the complex is 400 spaces and 442 spaced are provided.

Landscaping

Landscaping is not a part of this application.

### Elevations

The plans depict an existing 2 story office building 31 feet in height with a pitched roofline with concrete tiles, stucco exterior, and glazed windows.

### Floor Plans

The plans submitted by the applicant depict a floor plan for Suite 100 for a place of worship. The plans depict 3,114 square feet with a speaker's podium, congregation seating area, conference room, and offices.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states there will be no changes to the building exterior or the current parking lot layout. The use of a portion of this building will be Suite 100 with an expected attendance of between 35 to 49 parishioners. Services on Sunday include Sunday school, morning worship, biblical counseling, prayer services, and other activities. Weekday services will be held online with Sunday services being a hybrid between online attendees and in person attendees. There will be no on-site residence for any staff, and weddings and funerals being held on Sundays.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1374-00	21,000 square foot office building	Approved by PC	October 2000
ZC-0597-98	Reclassified from R-1 to C-2 zoning	Approved by BCC	June 1998

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	C-2	Office building
South & West	Mid-Intensity	R-2 & R-1	Single family residential
East	Corridor Mixed-Use	C-2	Retail

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Comprehensive Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The office complex provides sufficient parking to accommodate the place of worship in conjunction with other businesses on-site, with parking centrally located and buffered from surrounding residential developments by existing landscaping and block wall. Staff finds that the use is appropriate and will not create any undesirable condition in the neighborhood. The request complies in part with Policy 6.1.6: Adaptive re-use of an under-utilized building both public and private as a means to encourage reuse and reinvestment. In addition, services will be held on Sundays only with other services online during the weekdays, and this use will not result in any conflicts with existing businesses on-site; therefore. staff can 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

#### **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 that 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:** VERONICA TONIA WATT EDWARDS

**CONTACT:** VERONICA WATT EDWARDS, FAITH FOUNDATION MINISTRIES, 3808 SUNKING ST., LAS VEGAS, NV 89130